

# California County-Level Economic Forecast 2016-2050

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# CALIFORNIA COUNTY-LEVEL ECONOMIC FORECAST 2016 - 2050

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# 2016 LONG TERM COUNTY LEVEL ECONOMIC FORECASTS

## Introduction

The 2016 long term county-level forecasts for all 58 counties of California are presented in this edition of the Caltrans Economic Forecast. The forecasts were conducted from June 2016 through September 2016. Data for the state and the nation was gathered through June of 2016 to conduct the forecasts. The projections span from 2016 to 2050.

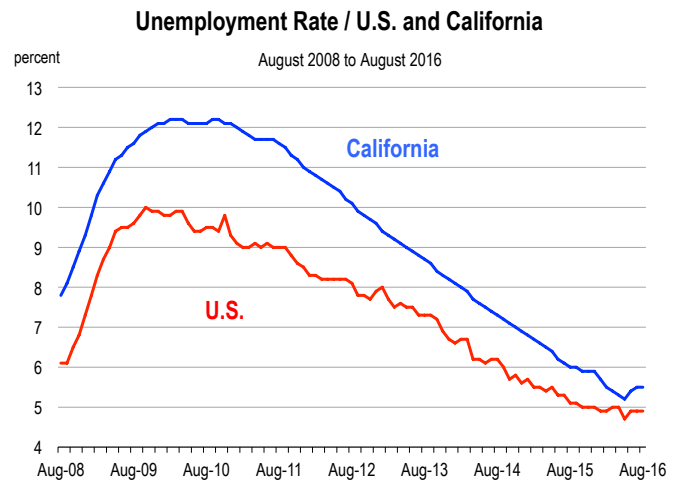
## U.S. and State Economic Outlook

County level economic and demographic indicators are influenced by state and national indicators. Consequently, separate forecasts for the U.S. and California are necessary to produce the regional forecasts.

The UCLA Anderson Forecast produces projections of state and national economic indicators four times a year. Over the years, we have relied on these forecasts as causal or influencing factors for the regional forecasts. The June 2016 U.S. and California economic projections were used for the county forecasts presented here.

The U.S. and California economies are unmistakably in an expansionary phase, and are at or nearing peak growth rates for the current business cycle. Job creation has been consistently strong for an extended period, and unemployment rates are approaching pre-recession levels, signaling that a full-employment scenario will occur in the near future.

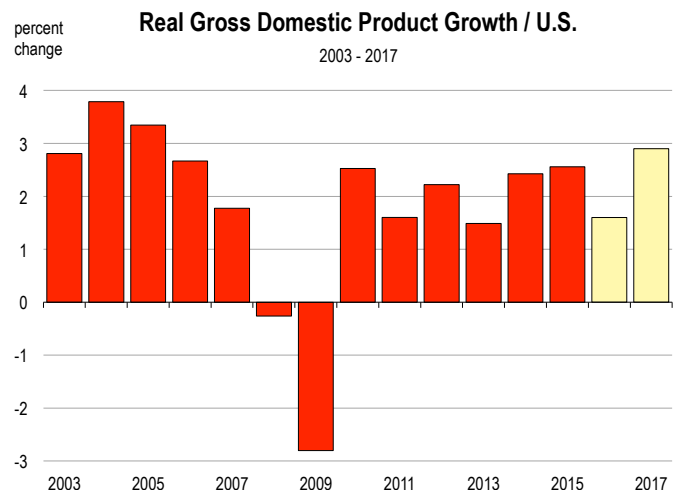
So far this year, growth of national Gross Domestic Product is both slow and unimpressive, but is expected to accelerate in 2017. The creation of jobs will remain positive and significant over the next

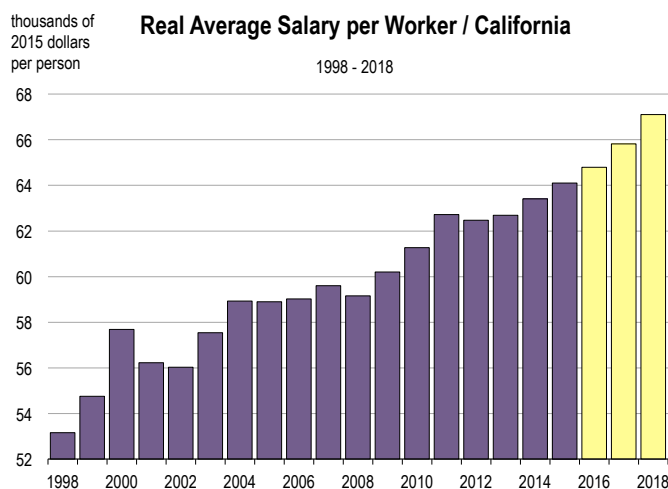


few years, but as the expansion matures, growth will begin to decelerate.

The nation will create approximately 2.7 million jobs in 2016, but this will slow to 2.1 million in 2017 as the unemployment rate continues to tighten and wages rise. GDP is expected to grow at a 2.8 percent annual rate during the 2nd half of 2016, and by 2.9 percent during the 2017 calendar year.

The California economy is expanding faster than the nation, with a substantially higher rate of job

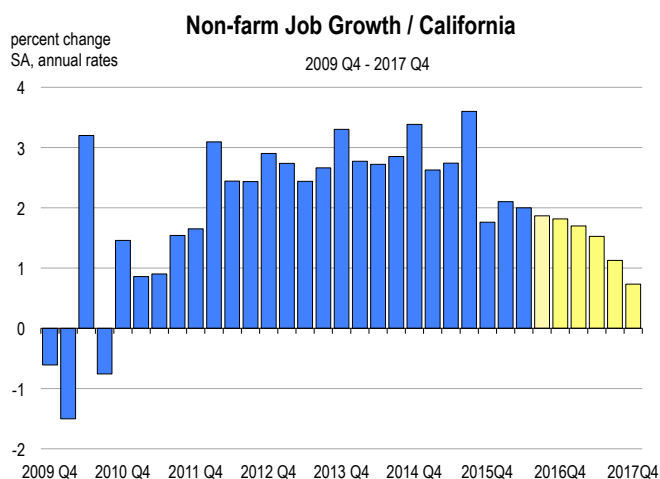




creation. The leading regions are the Bay Area, the Sacramento Valley, and the Central Valley.

In 2017, the big story in the California labor market will be “full employment.”

Since the beginning of the Great Recession in 2007, the unemployment rate has been elevated with a large number of job seekers unable to find work. But in 2017, the unemployment rate in California will average 4.9 percent, and almost everyone who wants a job will be able to find one. This will force companies to compete for the best employees by offering higher salaries and better benefits, leading to faster statewide wage gains. Average salaries will rise by 4.5 percent in 2017 and 4.9 percent in 2018.



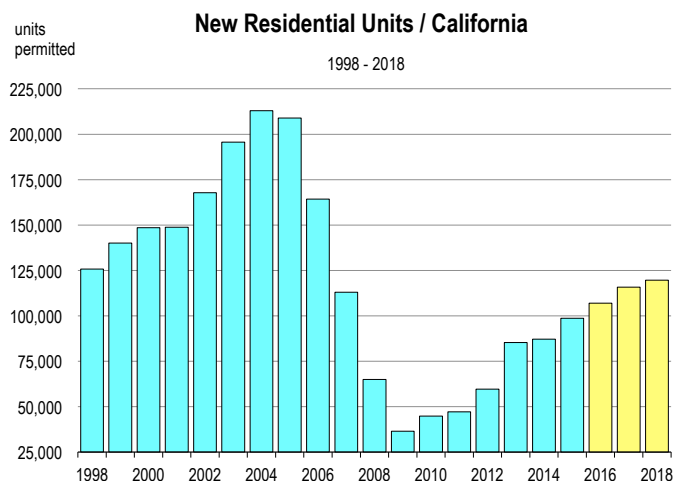
Non-Farm Jobs Created Forecast			
	----year----		
	2015*	2016	2017
Non-Farm Jobs Created	413,000	350,400	257,400

\*actual  
Source: Labor Market Information Division and California Economic Forecast

A tighter labor market will also lead to slower job creation. So far in 2016, job creation has been very impressive for the current point in the business cycle, but has nevertheless been more moderate than during 2015. An estimated 350,400 jobs will be created during the full 2016 calendar year, and another 257,000 jobs in 2017.

From 2015 to 2018, the primary engines of growth in California will (1) technology, (2) leisure and hospitality, (3) healthcare, and (4) housing. The largest number of new jobs will be created in professional business services, many of which will be in technology companies.

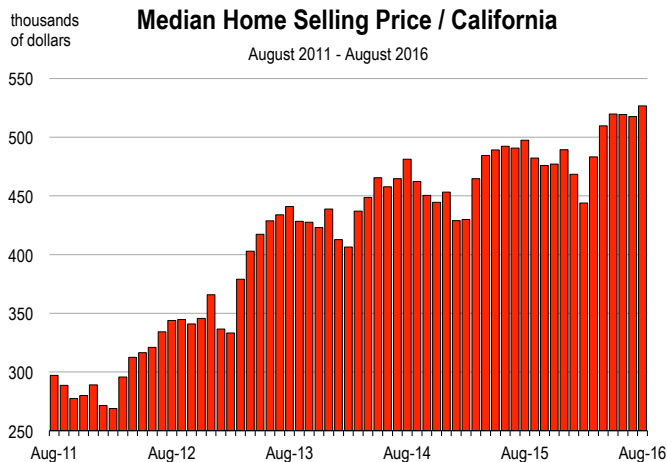
Job gains will also be substantial in hotels and restaurants, as travel to California reaches peak levels, and as busy households choose restaurants over home cooked meals. Growth should be particularly healthy in the “fast casual” market segment, which is supplanting the traditional fast food industry.



The other major story for the California economy will be housing. After remaining very low for a number of years after the Great Recession, housing production has now begun to rebound. Almost 99,000 new units were built in 2015, and more than 106,000 are expected to be constructed in 2016, with further escalations expected in subsequent years.

But even these expanded levels of housing production are not sufficient to keep pace with population growth. In all major regions of the state, average household sizes have exceeded anything previously on record, and are still rising. New housing production is expected to increase further, but because of various constraints in the development process, California will have trouble meeting its housing needs.

This shortage of new homes has contributed to further increases in housing prices. Price gains in 2015 were far lower than during the 2012-2014 period, but demand for homes is still outpacing supply, leading to affordability issues in certain parts of the state, particularly the Bay Area and Southern California.



## County Level Forecasts

The County level forecasts are updated annually to incorporate (1) substantially revised historical data and (2) changes in the U.S. and California economic forecasts, which influence the direction of the regional economies. Consequently, in explaining the forecast, greater attention is directed at the near term, principally the next three years. However, a growth forecast for economic indicators is presented (for comparison purposes) for the 2016 to 2021 period for every county.

The longer term forecasts, from 2022 to 2050, are based on the extrapolation of near term forecast results. These long term “trend” forecasts respond to how the economic indicators might grow (or change) over time, consistent with reasonable assumptions about population and housing growth, and the growth of the U.S. and California economies. They are also created in a manner that is consistent with historical trends.

The longer term forecasts are important because they present scenarios of population, employment, income, and housing growth that fall within a plausible range of likelihood. While there are many unknown factors associated with the long term direction of the U.S. and California economies, the trend forecasts present plausible scenarios of growth, in the absence of unexpected shocks or changes in the nation and world.

However, for small counties, the reasonable range of likelihood includes a wider set of outcomes, because the economic history for the smaller counties is subject to much wider variation. When extrapolated into the future, that variation widens the range of possible outcomes.

Furthermore, because the county models are developed from a series of mathematical equations that simulate economic behavior and the relationships between sectors over time, the long term forecasts provide for consistency of the various economic and demographic indicators.

Economic history through 2015 is the basis for the forecasts that begin in 2016. Consequently, the forecasts benefit from having a full incorporation of the Great Recession, and subsequent recovery and expansion, as part of the modeling system. The tightening of the labor markets was a primary factor that characterized the U.S. and California economies last year, and had a principal influence on the county forecasts this year and beyond.

## The Labor Market Expansion

During 2015, employment growth was rapid in California, as the state added more than 413,000 non-farm jobs. The unemployment rate improved by more than a full percentage point, and several regions of the state approached full employment conditions, including virtually the entire Bay Area. All regions of the state grew relatively quickly in 2015, each expanding by 1.7 percent or more. Employment growth has slowed in 2016, but the Bay Area continues to outpace all other regions. In an environment with exceptionally low unemployment rates, it is difficult to achieve rapid job creation, largely because most residents are already employed. But the Bay Area has also been able to maintain high levels of in-migration, allowing local firms to continue to expand.

- Between 2015 and 2018, the fastest rates of job creation will be observed in the Bay Area and the Sacramento Valley.

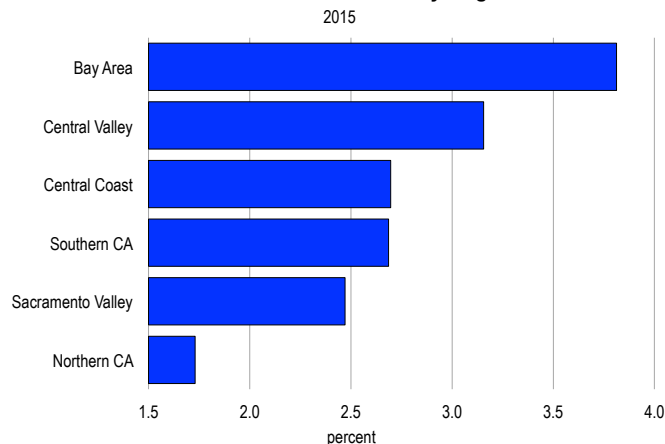
- Silicon Valley and San Francisco County will continue to add large numbers of positions at tech firms and at restaurants. In the Sacramento region, Placer county will grow at an exceptionally fast rate as new businesses are established and in-migration remains high.
- Southern California will generate the largest number of new jobs, creating 392,200 new positions by 2018.

### Counties At or Near "Full Employment" 2015

County	Unemployment Rate
San Mateo	3.4
San Francisco	3.5
Marin	3.5
Santa Clara	4.2
Orange	4.5
Sonoma	4.5
Napa	4.6
San Luis Obispo	4.6
Alameda	4.7
Contra Costa	5.0
Placer	5.0
San Diego	5.2
Santa Barbara	5.3

Source: Employment Development Department

### Non-Farm Job Growth by Region



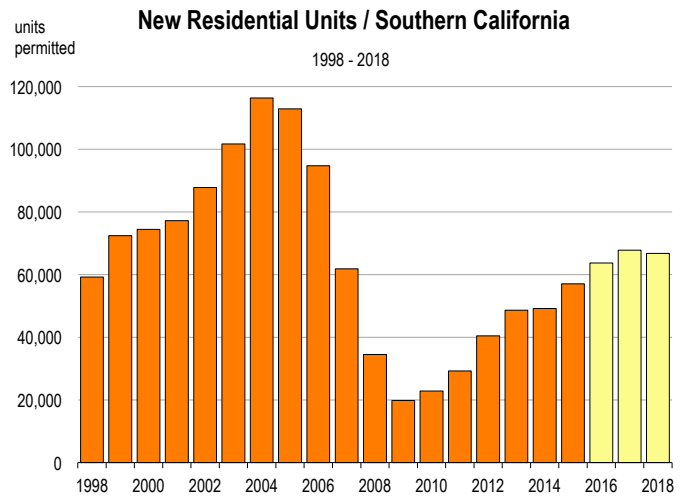


- The northern-most tier of the state, as well as the Eastern Sierras, will lag behind the rest of California in job creation.

## The Real Estate Rebound

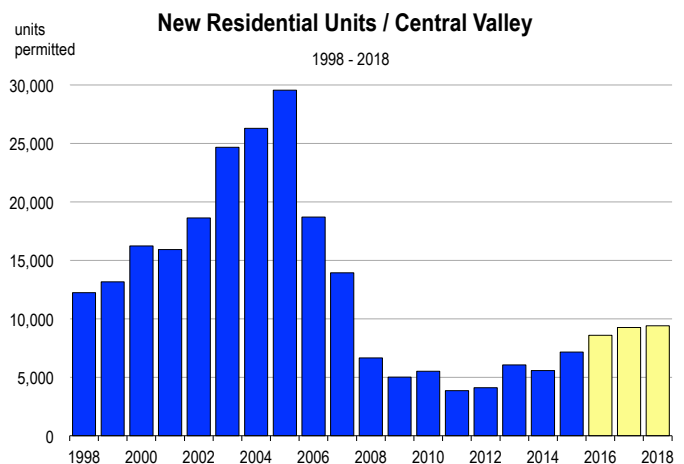
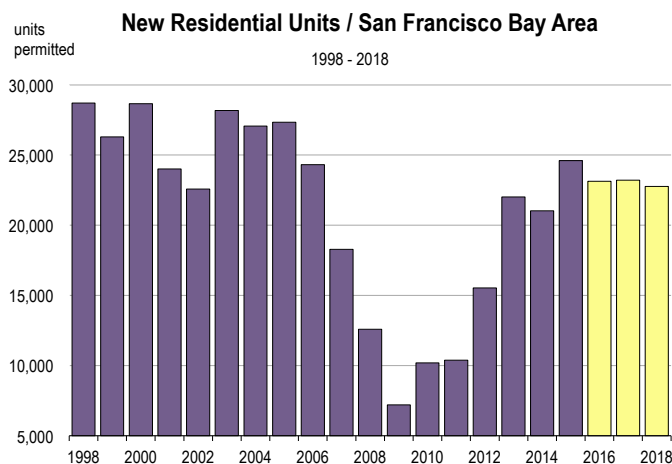
While the forecast presents a year-by-year distributions of new housing units (permits) over the next 5 years (and then for 28 more years after that), it is not practical to forecast housing units by year with any accuracy. There are too many non-market influences that produce great variability in the distribution of housing units at the county level. These influences include the uncertain entitlement process that requires an environmental impact report, public review and comment, mitigation methods of environmental impacts, architectural review, and final tract map reviews by local decision makers who frequently exercise significant discretion in the process. The collective sum of housing units over the next 5 years is more important than the year by year allocation of units.

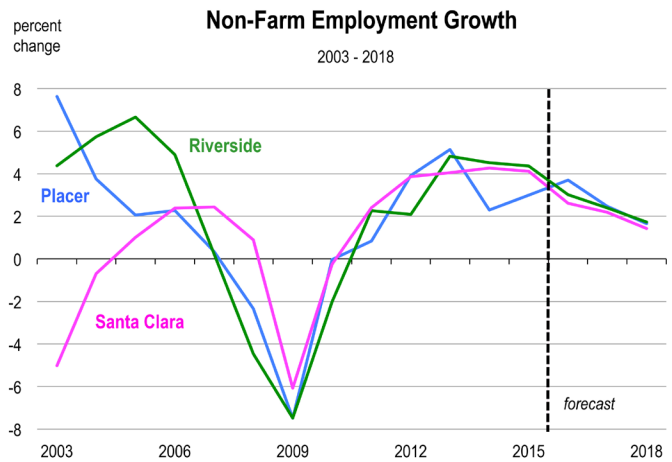
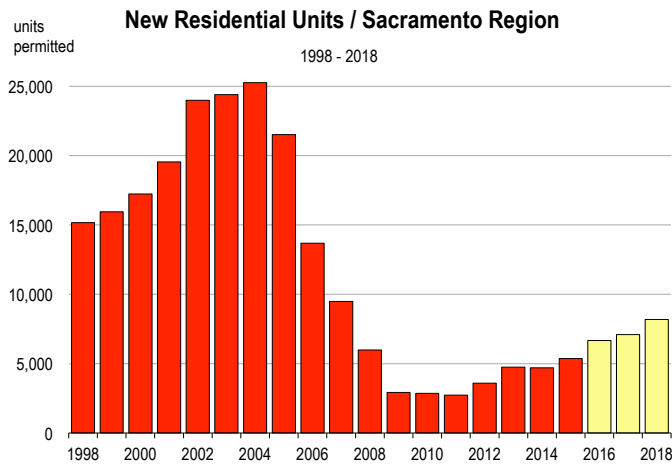
- From 2016 to 2018, more than 340,000 new housing units will be built across the state. Many will be in the jobs centers of Southern California, particularly Los Angeles County, where thousands of new apartments and condos are being added to the downtown region.



- Housing production will also be prolific in the Bay Area, where almost 70,000 new units will be constructed.
- The Sacramento region has a large number of units in its development pipeline, and through 2018 it will generate a substantial number of new units for its size. Placer County will be particularly active, creating the necessary conditions for rapid job growth and population growth.

The longer term housing forecasts are not strictly based on the number of units needed to accommodate population growth in each county. An un-





precedented level of housing build-out might be required to support long term economic growth including population growth. Therefore, the forecast of housing units for each county tends to be a combination of what is needed (population growth) and what is plausible given the history of permitted housing units over the last 15 to 20 years.

These forecasts frequently do not provide for enough housing over the long term, indicating to planning agencies that current trends may be insufficient to meet expected economic and population growth.

## How Will Growth Compare Across the Regions of California?

### Employment

From 2015-2018, the Sacramento Valley and Bay Area will lead the state in job growth. These regions contain 12 of the top 20 counties over the forecast period, with Placer County ranked first in expected job creation.

In Southern California, the inland counties will expand much more rapidly than the coastal counties.

### Non-Farm Job Growth

County	Compound Annual Rate of Growth (%)
	2015-2018
Placer	3.5
Riverside	3.4
Madera	3.0
Santa Clara	2.9
San Bernardino	2.8
Sacramento	2.8
Imperial	2.7
El Dorado	2.7
San Mateo	2.6
Tulare	2.6
Fresno	2.6
Stanislaus	2.6
San Joaquin	2.5
Alpine	2.5
Solano	2.5
San Francisco	2.4
Kern	2.4
Colusa	2.4
Tehama	2.4
Sonoma	2.4

Source: California Economic Forecast

Total employment will grow by at least 2.1 percent per year in Imperial, Riverside, and San Bernardino counties, while all coastal counties will grow by 1.6 percent per year or less.

The northern most region of the state, which includes many of the economically vulnerable counties, will be characterized by much slower growth of 1.0 percent per year. Some counties, such as Modoc and Trinity, may not see any meaningful job creation at all.

### Income

Income gains will be especially rapid in the Bay Area, where a large number of jobs in the technology and business services sectors will be generated. This, combined with meaningful in-migration, will generate income growth of 3.5 percent per year from 2015-2018.

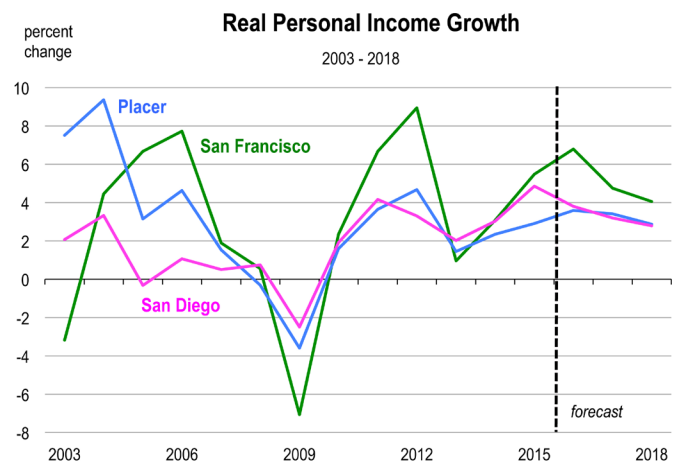
Southern California will see relatively high income growth of 2.8 percent per year, led by San Diego County, Orange County, and Riverside County. Despite region-wide job gains that will be slower than the Central Valley or Sacramento Valley, a large portion of Southern California's new jobs will be in high paying fields.

In the Central Valley, income growth is expected to be strongest in Stanislaus and Tulare counties over the next 3 years. In the Sacramento Valley, voracious job creation will lead to substantial income gains in Placer County.

### Personal Income Growth

County	Compound Annual Rate of Growth (%)
	2015-2018
San Francisco	5.2
San Mateo	4.5
Placer	3.3
San Diego	3.3
San Luis Obispo	3.2
Marin	3.1
Santa Clara	3.1
San Bernardino	3.0
Alameda	3.0
Stanislaus	2.9
Napa	2.8
Orange	2.8
Riverside	2.8
Tulare	2.8
Yuba	2.8
Contra Costa	2.7
El Dorado	2.7
Kern	2.7
Sonoma	2.7
Madera	2.7

Source: California Economic Forecast



## Taxable Sales

During the initial stages of the recovery from the Great Recession, taxable sales increased rapidly in most parts of the state. But as the economic cycle has matured, growth has slowed, and will continue to slow further.

From 2015 to 2018, total taxable sales will increase most rapidly in Southern California and the Sacramento Valley. In Southern California, Orange County and the Inland Empire will experience the most notable gains, while Placer County will see growth rates of 5 percent per year – an exceptionally fast increase.

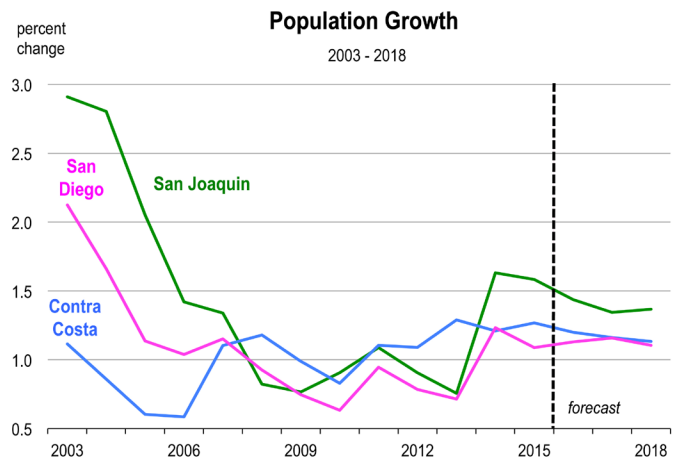
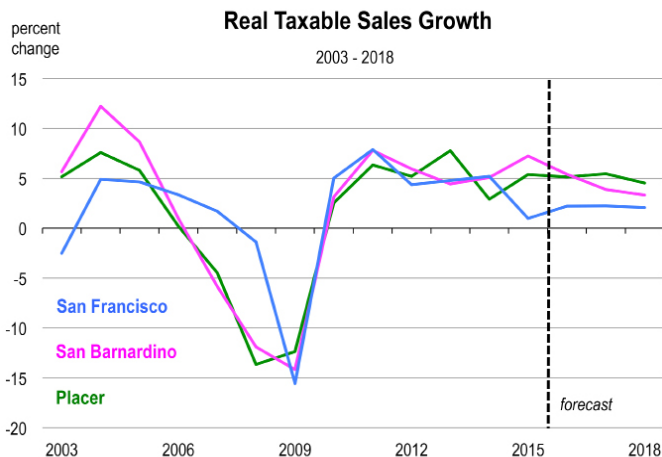
## Population growth

Population growth is partially dependent on the rate of net migration into California counties. Riverside County will experience the highest rates of migration over the next 5 years, just as it did prior to the Great Recession of 2008-2009.

### Real Taxable Sales Growth

County	Compound Annual Rate of Growth (%)
	2015-2018
Sierra	7.1
Placer	5.0
San Bernardino	4.2
Napa	3.4
Kern	3.4
Riverside	3.3
Lake	2.8
Tehama	2.8
Mono	2.8
San Benito	2.5
San Luis Obispo	2.5
Orange	2.3
Madera	2.3
Sonoma	2.2
San Francisco	2.2
Yolo	2.1
San Joaquin	2.1
Solano	2.1
Shasta	2.0
Imperial	2.0

Source: California Economic Forecast



### Net Migration

County	Total Net Migrants 2016-2018
Riverside	52,695
Santa Clara	26,038
Contra Costa	24,720
Sacramento	23,165
Alameda	21,718
Orange	20,716
San Diego	18,128
San Joaquin	16,398
San Francisco	16,246
Los Angeles	11,102
Stanislaus	8,210
Placer	8,181
San Bernardino	7,070
Solano	5,768
Sonoma	5,335
Fresno	5,070
Kern	5,038
San Luis Obispo	4,467
San Mateo	4,371
Santa Barbara	3,616

Source: California Economic Forecast

### Population Growth

County	Compound Annual Rate of Growth (%) 2015-2018
Imperial	1.5
Riverside	1.4
San Joaquin	1.4
Stanislaus	1.2
Contra Costa	1.2
Fresno	1.2
Kern	1.2
Yolo	1.2
Santa Clara	1.1
Merced	1.1
Madera	1.1
Sacramento	1.1
Tulare	1.1
Alameda	1.1
San Francisco	1.1
Yuba	1.0
Kings	1.0
Solano	1.0
San Bernardino	1.0
Santa Barbara	0.9

Source: California Economic Forecast

In-migration will generally be higher in the Bay Area, Southern California, and the Sacramento Valley, where sizeable new housing projects are increasing the potential population size.

Total population growth will be the most prolific in the Central Valley, driven by a younger resident base with a high expected birth rate.

## Vulnerable Counties in California

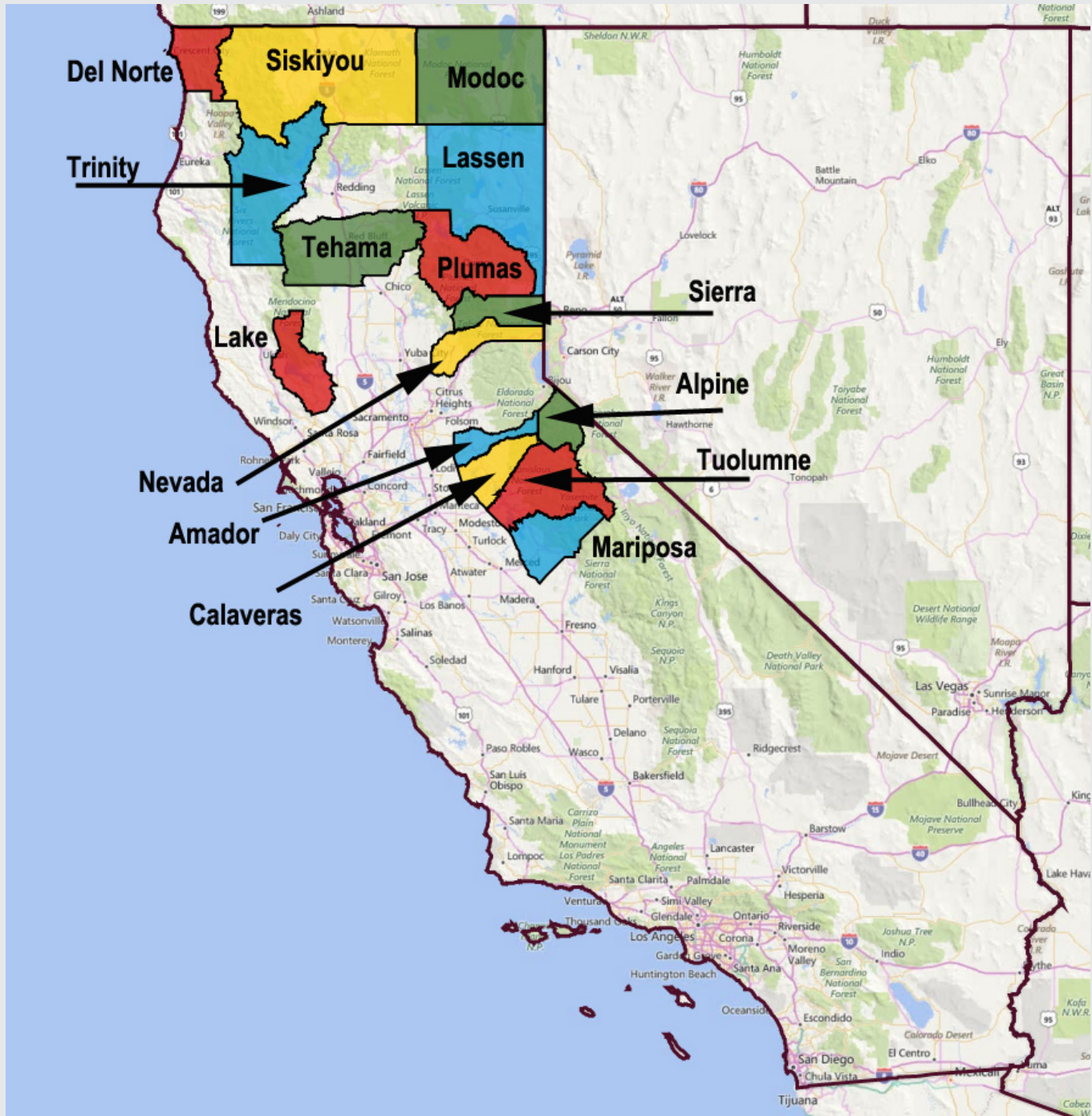
Producing an economic and demographic forecast for every county in the state enables us to monitor the fastest and slowest growing regions in California using a number of indicators including population, employment, taxable sales, income, home building, and home prices.

For a number of California counties, principally located in the northern tier of the state, some of these indicators are not consistent with a vibrant or healthy economy. For many counties, population growth has been minimal or negative in recent years. Often, the natural increase – usually the largest component of population change – has been negative. The other component of population – net migration – has also been negative over time meaning that more residents are leaving the county than new residents are moving there.

A stagnant population can have severe economic consequences. For almost all of these counties in which population growth is neutral or negative, job growth has significantly lagged the broader state. This, in turn, has led to slow increases in personal income, spending, and new development. Conse-



# Vulnerable Counties in California



quently, because of low rates of population growth, these counties are especially vulnerable to economic stagnation.

Counties that have had dubious histories of slow or negative population growth are also likely to have low rates of future population growth, and in some cases, a contraction of population. For the group of counties that have been identified as vulnerable counties, their collective total population will have declined by nearly four percent by 2050, relative to the level that prevailed in 2005. Across all other counties in California, the population will have grown by 37 percent.

The historical trend of slow or negative population growth is often forecast to worsen because the age distribution in these counties tends to be much older and is forecast to remain much older. This leads to mortality rates that are higher than fertility rates.

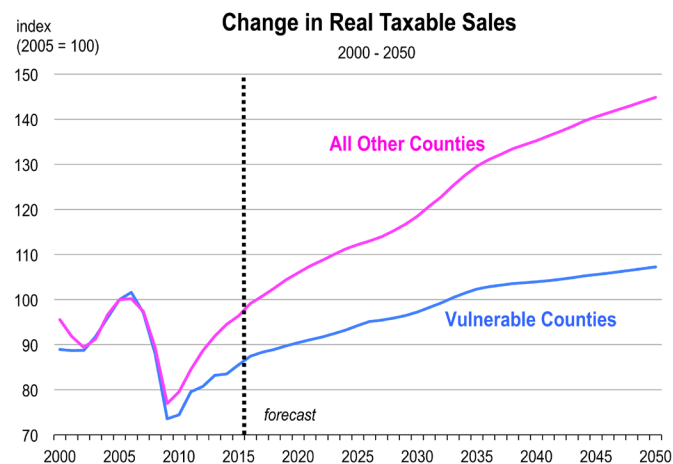
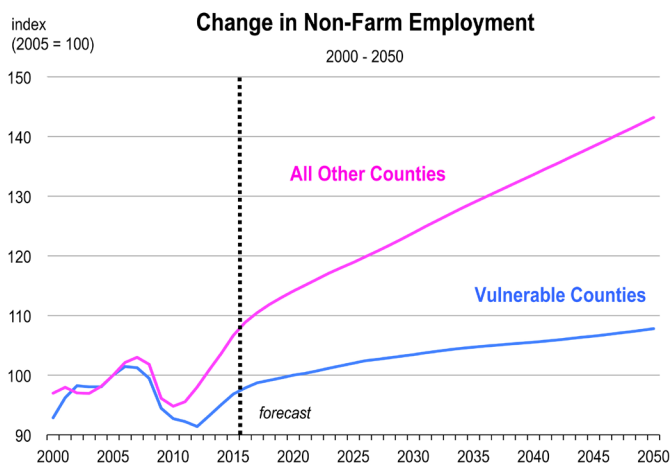
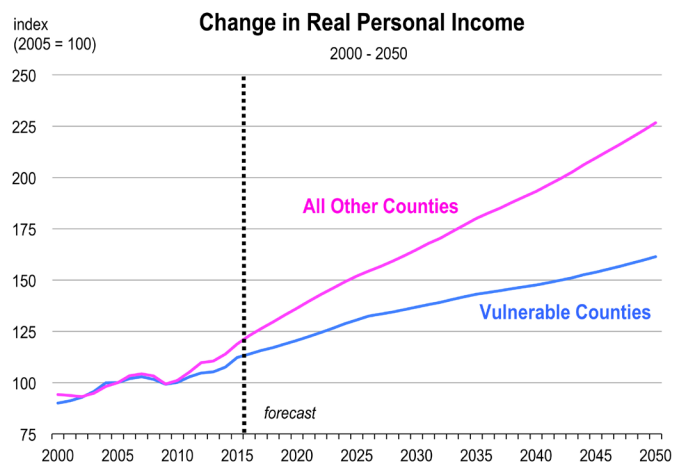
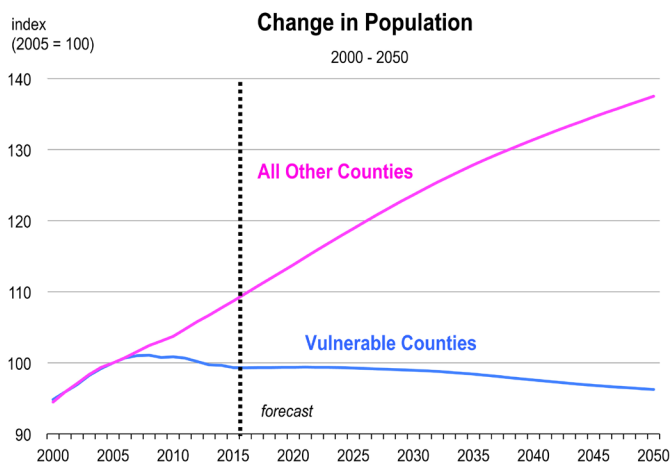
In the vulnerable counties, a natural decline in population is forecast. By 2050, this will result in a loss of over 36,000 residents from 15 counties—a 7.1 percent decline from the 2015 population base. By contrast, all other counties will be characterized by a net migration gain of 8.3 million people, or 22 percent of the total 2015 population base.

Vulnerable Counties in California				2005-2050	
Vulnerable Counties	Population			Annual Growth Rate	
	2005	2015	2050	2005-2015	2015-2050
	----- people -----			----- percent -----	
Alpine	1,208	1,165	1,255	-0.36	0.21
Amador	37,722	37,302	29,783	-0.11	-0.64
Calaveras	44,773	44,881	36,812	0.02	-0.56
Del Norte	28,315	27,089	25,306	-0.44	-0.19
Lake	63,107	65,023	63,845	0.30	-0.05
Lassen	34,528	30,988	33,605	-1.08	0.23
Mariposa	18,057	18,097	16,827	0.02	-0.21
Modoc	9,588	9,566	8,915	-0.02	-0.20
Nevada	97,802	97,946	103,718	0.01	0.16
Plumas	20,859	19,675	16,770	-0.58	-0.46
Sierra	3,430	3,166	2,857	-0.80	-0.29
Siskiyou	44,945	44,563	42,024	-0.09	-0.17
Tehama	60,461	63,975	69,464	0.57	0.24
Trinity	13,789	13,583	12,392	-0.15	-0.26
Tuolumne	56,452	54,511	51,495	-0.35	-0.16
<b>Vulnerable Counties</b>	<b>535,036</b>	<b>531,530</b>	<b>515,070</b>	<b>-0.07</b>	<b>-0.09</b>
<b>All Other Counties</b>	<b>35,450,546</b>	<b>38,183,195</b>	<b>48,572,820</b>	<b>0.75</b>	<b>0.69</b>
<b>California</b>	<b>35,985,582</b>	<b>38,714,725</b>	<b>49,087,890</b>	<b>0.73</b>	<b>0.68</b>

Source: California Department of Finance, California Economic Forecast

Vulnerable Counties in California			2005-2050	
	Nat Increase per Year		Net Migration per Year	
Vulnerable Counties	2005-2015	2015-2050	2005-2015	2015-2050
	-- people --			
Alpine	2	-2	-11	5
Amador	-135	-185	140	-29
Calaveras	-100	-232	182	2
Del Norte	58	10	-163	-61
Lake	-48	-110	286	77
Lassen	83	92	-462	-17
Mariposa	-32	-62	12	25
Modoc	-22	-31	13	12
Nevada	-123	-106	193	271
Plumas	-50	-88	-67	5
Sierra	-14	-6	-16	-3
Siskiyou	-58	-129	33	57
Tehama	161	70	254	87
Trinity	-38	-64	42	30
Tuolumne	-100	-232	-153	-171
Vulnerable Counties	-416	-1,075	283	290
All Other Counties	285,749	236,736	-20,695	60,425
California	285,333	235,661	-20,412	60,715

Source: California Department of Finance, California Economic Forecast



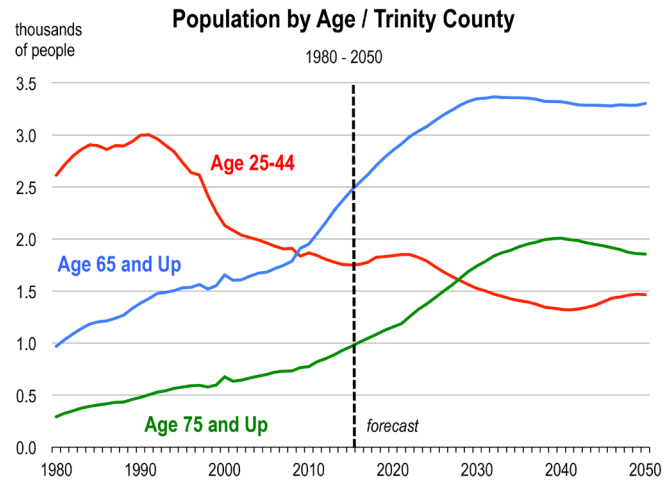
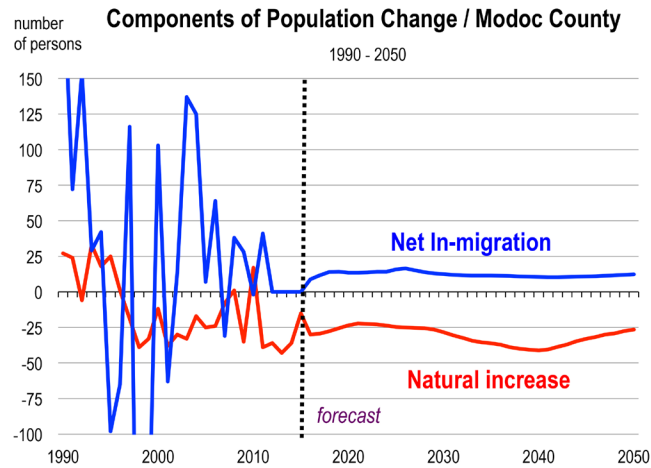
While there is some positive population growth forecast for Alpine, Nevada, Tehama, Lassen, and Shasta, these counties are still quite vulnerable to experiencing negative population if our projections of positive net in-migration do not materialize. Minimal positive net migration is the only reason that population continues to increase for a few of these counties over the forecast.

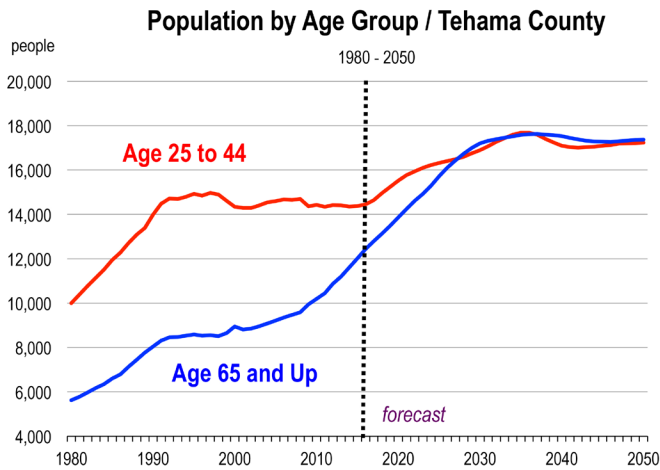
For some counties, a forecast of positive net migration is not enough to keep the population from declining over time. One of these counties is Modoc, where the natural increase in population has been negative nearly every year since the late 1990s. Because of the age composition of the County, deaths are projected to continue exceeding births throughout the forecast. The population is quite old in Modoc County. It is on a path to

becoming a major retirement community with few jobs and few services over the forecast.

This is also true of Trinity County where the population has been in decline since 2007, largely because deaths have eclipsed births every year since 1993. Only 20 percent of the County is employed (where the average for the state is 46 percent). This is because much of the population is retired. By 2050, the population ages 75 and older will be more than double the 25 to 44 year old population. Total population and employment are predicted to decline through 2050.

Even though its population is not forecast to decline, Tehama County was is vulnerable because any trace of positive net migration has been absent since 2010 and the natural increase in population

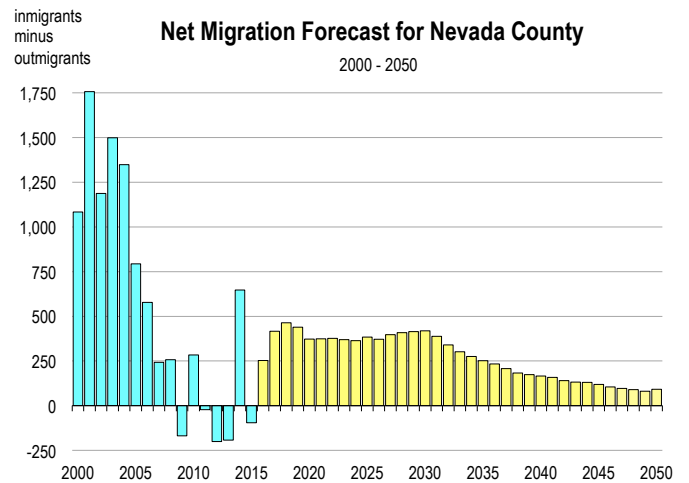




is forecast to sharply decline. This is because the population ages 65 and over rises sharply, overtaking the 25 to 44 year old age cohort by 2028. Furthermore, if the positive net migration forecast does not materialize, the growth in population could turn negative by 2040. This places Tehama County in a vulnerable position of negative population growth over time.

This same argument can be made for Nevada County. The population is forecast to grow by approximately 5,800 people by 2050, an increase of 5.9 percent. But the gain is entirely dependent on a forecast of positive net migration, which must average between 200 and 300 people per year, as well as new homebuilding to accommodate the in-migrants. If there are not at least 106 net migrants per year, the population will decline over time because the natural increase, which has been negative every year since 1997, will remain negative over the entire forecast.

Despite a number of years of estimated negative net migration since 2009, a relatively optimistic sce-



nario of positive net migration is forecast through 2050. This will be necessary to prevent total population from declining over time because the annual natural increase will remain negative through 2050.

## Consequences of Negative Population Growth

Slow or negative population growth will constrain the labor market, and encourage commuting from adjacent counties to fill jobs. Total employment is expected to increase over the forecast, but at rates well below the state average, and in part by non-residents. By 2050, total employment in the vulnerable counties is expected to be 8 percent higher than the level that prevailed in 2005. Across all other counties in the state, employment will have increased by 48 percent. Furthermore, the vulnerable counties of California will be characterized by subpar growth in personal income and taxable sales, leading to economic conditions that lag the broader state, and strain local government budgets, preventing municipalities from providing important services to their residents.

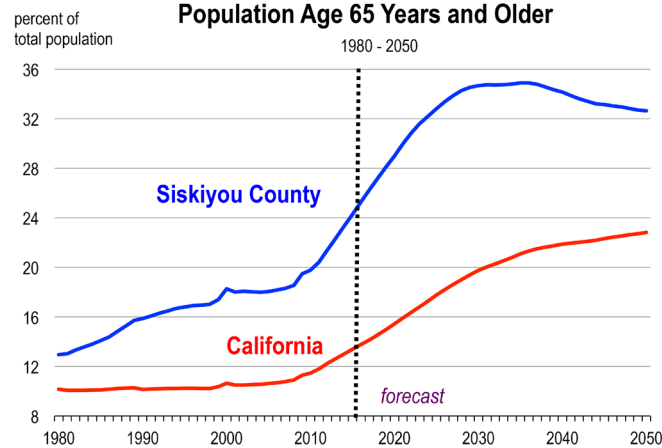


For most of the vulnerable counties, the population ages 65 and older is larger than the 25 to 44 year old age group. This is true both today and for the foreseeable future. Why for the foreseeable future? The large baby boomer population continues to

age into the 65+ age group, and the 25 to 44 year olds are migrating out of the these counties.

**Policy Implications**

To prevent the loss of population and the imminent decline in age diversity, income, employment, and general revenues for key government services, the state will have to implement new policies or programs in these counties. What is needed are programs that will encourage new businesses and new in-migration, preferably of younger aged populations, and programs to prevent younger aged residents from leaving the counties. Economic development efforts will need to be fortified along with new housing and commercial development to accommodate new business and population in-migration.



# COUNTY FORECASTS

# ALAMEDA COUNTY ECONOMIC FORECAST

Alameda County is located on the eastern shore of the San Francisco Bay. Its largest city is Oakland, and it is home to the Port of Oakland, the fourth busiest container port in the United States. Alameda County has a population of 1.6 million people and a total of 738,700 wage and salary jobs. The per capita income in Alameda County is \$59,634, and the average salary per worker is \$78,433.

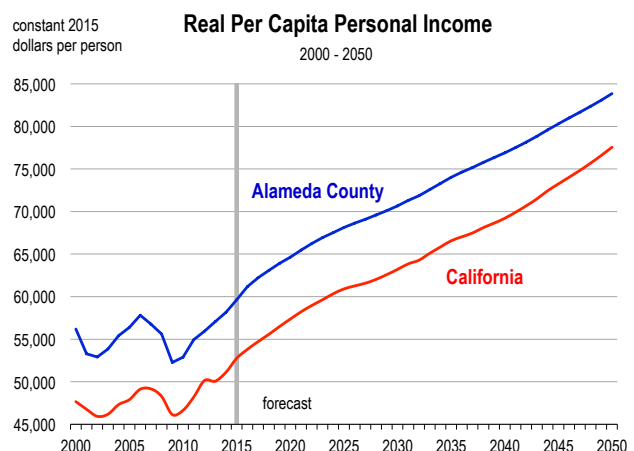
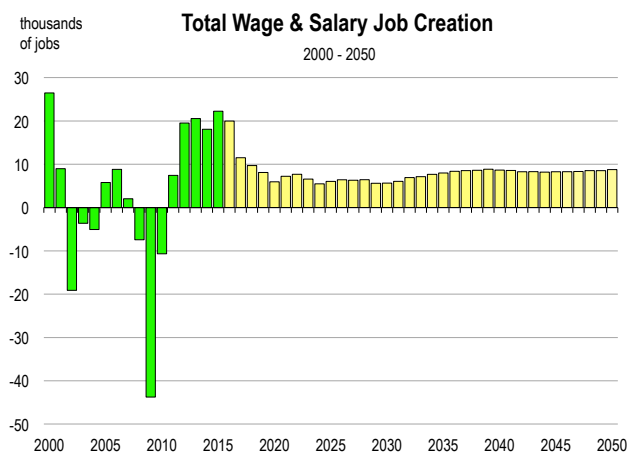
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the Bay Area grew by 3.8 percent. In Alameda County, a total of 22,300 jobs were gained, representing an increase of 3.1 percent. The unemployment rate improved substantially, falling from 5.9 percent in 2014 to 4.7 percent in 2015.

During 2015, most major sectors were characterized by job growth. Gains were greatest in education and healthcare (+3,500 jobs), manufacturing (+3,000 jobs), professional and business services (+2,900 jobs), leisure and hospitality (+2,700 jobs), and construction (+2,400 jobs).

Over the 2010-2015 period, the Alameda County population grew rapidly, expanding at an average rate of 1.4 percent per year. More than half of this growth was the result of net migration, with an average of 9,000 net migrants entering the county each year. Some of these individuals moved to escape the comparatively high housing prices in San Francisco and Silicon Valley, while others relocated to the Bay Area for its robust job market and high wages.

## FORECAST HIGHLIGHTS

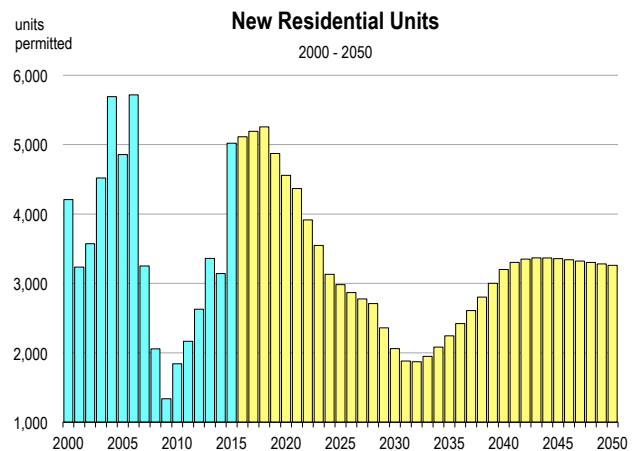
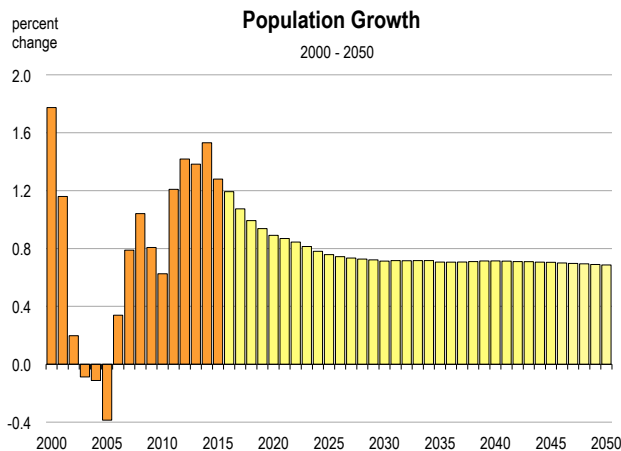
- In 2016, total employment will increase by 2.7 percent. From 2016 to 2021, employment growth is expected to average 1.1 percent per year.
- Average salaries are currently well above the California average, and will remain so over the foreseeable future. In Alameda County, inflation-adjusted salaries are forecasted to rise by an average of 1.1 percent per year during the 2016-2021 period.
- The largest employment gains will be observed in professional services, education and healthcare, leisure and hospitality, and government. Together, these sectors will account for 74 percent of net job creation during the 2016-2021 period.
- The population is expected to increase by 1.2 percent in 2016. Annual growth over the 2016-2021 period will average 1.0 percent.
- Over the forecast period, net migration is expected to be more moderate than recent years. Between 2016 and 2021, an average of 6,000 net migrants will enter the county each year.
- Real per capita income will rise by 2.6 percent in 2016. From 2016 to 2021, real per capita income is expected to increase at an average rate 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.4 percent per year between 2016 and 2021.
- Industrial production is expected to increase by 1.6 percent in 2016. From 2016 to 2021, the growth rate of industrial production is forecasted to average 2.3 percent per year.



# Alameda County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

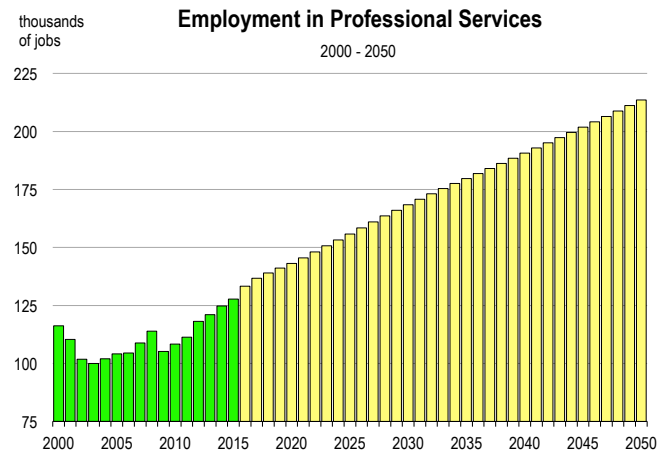
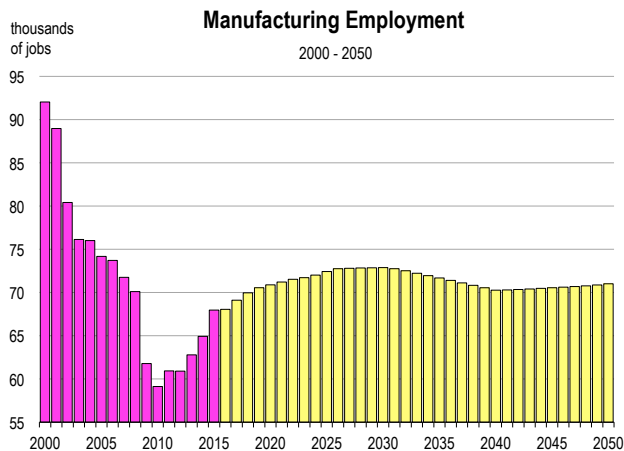
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,513,228	-1,545	1.24	544.0	1,843	\$21.5	\$70.4	\$52,881	1.3	40.1	15.2	10.9
2011	1,531,511	8,139	1.23	545.4	2,167	\$23.4	\$76.0	\$54,944	2.7	45.6	15.3	10.1
2012	1,553,219	11,988	1.24	546.8	2,627	\$25.2	\$80.5	\$55,941	2.7	43.2	15.6	8.7
2013	1,574,688	11,673	1.28	549.5	3,362	\$26.6	\$85.2	\$57,073	2.3	44.3	16.4	7.3
2014	1,598,779	13,900	1.31	552.3	3,141	\$28.2	\$90.6	\$58,160	2.8	47.5	17.1	5.9
2015	1,619,244	10,086	1.36	555.1	5,022	\$29.2	\$96.6	\$59,634	2.6	48.2	17.9	4.7
2016	1,638,556	8,824	1.38	561.0	5,113	\$30.7	\$102.8	\$61,179	2.5	48.2	18.2	4.1
2017	1,656,154	7,036	1.39	566.6	5,192	\$32.2	\$109.4	\$62,202	3.6	48.3	18.6	4.1
2018	1,672,595	5,859	1.41	571.0	5,256	\$33.9	\$116.1	\$63,084	3.5	48.4	19.1	4.1
2019	1,688,275	5,066	1.42	575.4	4,873	\$35.2	\$121.4	\$63,927	2.3	48.4	19.5	4.0
2020	1,703,318	4,439	1.43	579.7	4,558	\$36.5	\$126.8	\$64,646	2.3	48.5	19.9	4.1
2021	1,718,121	4,219	1.44	583.8	4,367	\$37.8	\$132.5	\$65,456	2.3	48.5	20.4	4.1
2022	1,732,632	3,892	1.45	587.5	3,915	\$39.1	\$138.3	\$66,234	2.3	48.5	20.8	4.0
2023	1,746,733	3,479	1.46	591.0	3,547	\$40.4	\$144.1	\$66,919	2.3	48.6	21.3	4.0
2024	1,760,370	3,011	1.47	594.3	3,131	\$41.8	\$150.3	\$67,529	2.6	48.6	21.7	4.1
2025	1,773,709	2,733	1.48	597.2	2,982	\$43.3	\$157.1	\$68,130	2.8	48.6	22.1	4.0
2026	1,786,899	2,538	1.49	600.1	2,868	\$44.8	\$164.0	\$68,638	2.9	48.7	22.6	4.0
2027	1,800,018	2,416	1.49	602.9	2,777	\$46.4	\$171.1	\$69,085	2.9	48.7	23.1	4.0
2028	1,813,105	2,359	1.50	605.7	2,710	\$48.1	\$178.2	\$69,585	2.7	48.7	23.6	4.0
2029	1,826,187	2,283	1.51	608.4	2,360	\$49.9	\$185.3	\$70,103	2.5	48.7	24.2	4.0
2030	1,839,209	2,207	1.52	610.8	2,060	\$51.8	\$192.7	\$70,670	2.4	48.8	24.7	4.0
2031	1,852,385	2,290	1.53	613.0	1,882	\$53.9	\$200.3	\$71,292	2.3	48.8	25.3	4.0
2032	1,865,639	2,324	1.54	615.1	1,871	\$56.2	\$208.4	\$71,869	2.5	48.8	25.8	4.0
2033	1,879,005	2,385	1.55	617.3	1,949	\$58.5	\$216.5	\$72,572	2.1	48.8	26.4	4.0
2034	1,892,470	2,465	1.56	619.6	2,082	\$60.9	\$225.2	\$73,286	2.3	48.8	27.0	4.0
2035	1,905,836	2,415	1.57	622.0	2,245	\$63.3	\$234.6	\$74,010	2.4	48.8	27.5	4.0
2036	1,919,288	2,466	1.59	624.5	2,422	\$65.8	\$244.8	\$74,619	2.8	48.9	28.1	3.9
2037	1,932,851	2,484	1.60	627.1	2,609	\$68.3	\$255.5	\$75,173	2.9	48.9	28.8	3.9
2038	1,946,568	2,474	1.61	629.8	2,803	\$70.8	\$266.3	\$75,779	2.7	48.9	29.4	3.9
2039	1,960,466	2,474	1.62	632.7	3,001	\$73.3	\$278.0	\$76,337	2.9	48.9	30.1	3.9
2040	1,974,470	2,420	1.64	635.7	3,201	\$75.9	\$289.8	\$76,896	2.8	48.9	30.7	3.9
2041	1,988,547	2,349	1.65	638.8	3,303	\$78.4	\$301.9	\$77,510	2.6	48.9	31.5	3.9
2042	2,002,659	2,244	1.66	641.9	3,351	\$80.9	\$314.2	\$78,152	2.5	48.9	32.3	3.9
2043	2,016,860	2,169	1.67	645.1	3,368	\$83.5	\$326.8	\$78,836	2.4	48.9	33.1	3.9
2044	2,031,097	2,089	1.69	648.2	3,367	\$86.1	\$339.7	\$79,594	2.2	48.9	33.9	3.9
2045	2,045,410	2,036	1.70	651.4	3,357	\$88.7	\$353.4	\$80,301	2.4	48.9	34.8	3.9
2046	2,059,731	1,986	1.71	654.6	3,341	\$91.4	\$367.2	\$80,992	2.3	48.9	35.7	3.9
2047	2,074,086	1,949	1.72	657.7	3,322	\$94.3	\$382.5	\$81,674	2.6	48.9	36.6	3.9
2048	2,088,484	1,934	1.73	660.8	3,303	\$97.4	\$398.5	\$82,374	2.6	48.9	37.5	3.9
2049	2,102,886	1,907	1.75	663.9	3,281	\$100.7	\$415.6	\$83,092	2.7	48.9	38.5	3.9
2050	2,117,320	1,910	1.76	667.0	3,261	\$104.2	\$434.4	\$83,850	2.9	48.9	39.5	3.9



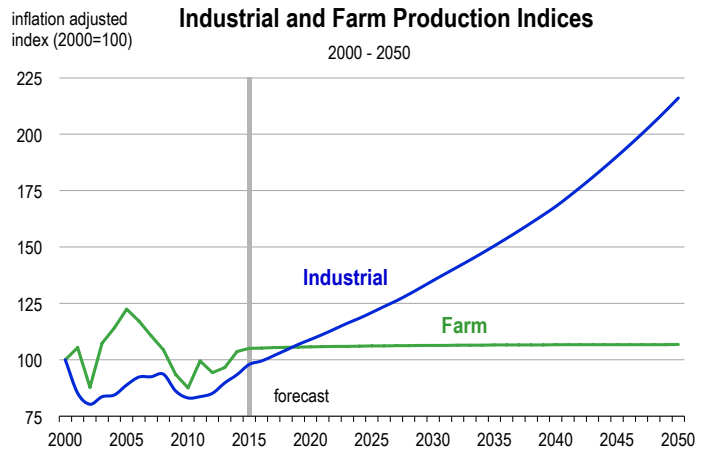
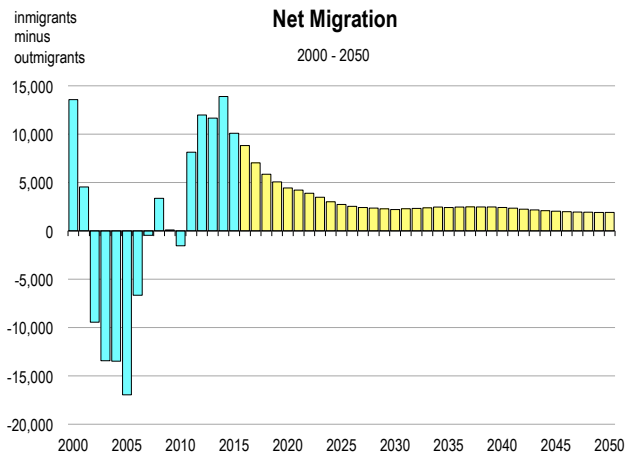
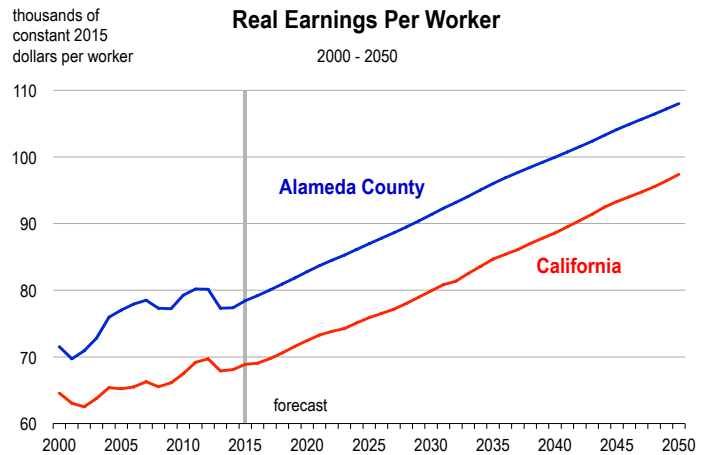
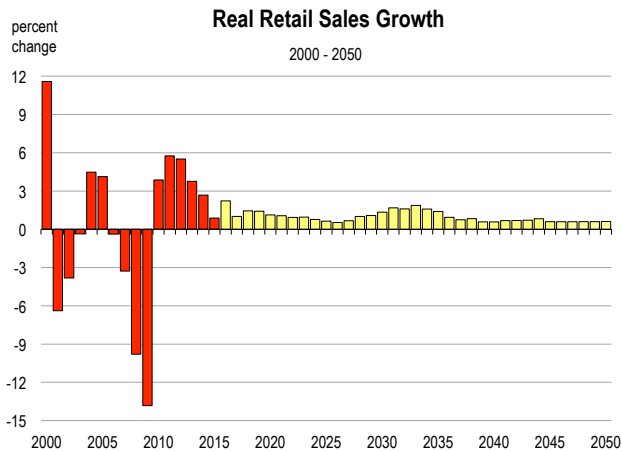
# Alameda County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	650.8	0.73	30.4	59.1	23.5	94.2	22.9	108.3	14.0	103.9	54.5	116.2
2011	658.2	0.70	31.0	60.9	24.1	94.8	23.0	111.4	13.6	103.4	56.0	116.0
2012	677.7	0.66	33.4	60.9	24.8	98.2	23.5	118.1	13.6	107.3	58.4	114.9
2013	698.3	0.48	35.7	62.8	25.1	102.5	24.2	121.0	13.0	111.6	61.8	115.3
2014	716.4	0.45	37.1	64.9	26.6	104.7	24.1	124.8	12.8	113.3	64.8	117.5
2015	738.7	0.40	39.5	68.0	28.6	107.8	24.2	127.7	13.5	116.8	67.5	119.1
2016	758.6	0.40	42.1	68.1	29.3	109.5	24.4	133.3	14.2	120.7	69.3	121.1
2017	770.1	0.40	41.9	69.1	29.7	110.6	24.7	136.7	14.6	122.7	70.6	122.4
2018	779.8	0.40	42.2	70.0	30.2	111.5	24.8	139.0	14.9	124.8	71.5	123.5
2019	788.0	0.40	42.1	70.6	30.6	112.2	24.9	141.1	15.1	126.8	72.0	124.6
2020	793.9	0.40	40.6	70.9	31.1	112.7	24.9	143.1	15.4	128.9	72.3	125.6
2021	801.1	0.40	40.2	71.2	31.7	113.2	24.9	145.5	15.6	131.1	72.5	126.6
2022	808.8	0.40	39.9	71.5	32.2	113.7	25.0	148.1	15.7	133.4	72.6	127.6
2023	815.4	0.40	38.5	71.7	32.8	114.1	25.0	150.7	15.9	135.9	72.6	128.5
2024	820.9	0.41	36.9	72.0	33.4	114.6	25.0	153.2	16.0	137.4	72.7	129.5
2025	826.9	0.41	36.0	72.4	34.0	115.0	25.0	155.8	16.1	139.0	72.8	130.2
2026	833.4	0.41	35.4	72.8	34.6	115.4	25.0	158.4	16.3	140.5	72.9	130.9
2027	839.7	0.41	35.0	72.8	35.2	115.9	25.1	161.0	16.4	142.1	73.1	131.6
2028	846.1	0.41	34.6	72.8	35.8	116.4	25.1	163.6	16.5	143.5	73.3	132.3
2029	851.7	0.41	33.2	72.9	36.5	116.9	25.0	166.0	16.7	145.0	73.6	133.3
2030	857.4	0.41	31.7	72.9	37.2	117.5	25.1	168.4	16.8	146.5	74.0	134.1
2031	863.4	0.41	30.7	72.8	37.9	118.1	25.1	170.8	16.9	148.2	74.4	134.9
2032	870.4	0.41	30.3	72.5	38.6	118.8	25.1	173.1	17.1	150.0	74.9	135.7
2033	877.5	0.41	30.6	72.2	39.3	119.5	25.1	175.4	17.2	151.5	75.3	136.6
2034	885.2	0.41	31.3	72.0	40.0	120.1	25.1	177.6	17.4	153.1	75.7	137.5
2035	893.2	0.41	32.3	71.7	40.8	120.7	25.1	179.7	17.6	154.7	76.2	138.4
2036	901.5	0.41	33.4	71.4	41.6	121.3	25.0	181.9	17.7	156.6	76.6	139.5
2037	910.1	0.41	34.7	71.1	42.4	121.7	25.0	184.0	17.9	158.4	77.1	140.6
2038	918.7	0.41	36.0	70.8	43.2	122.2	24.9	186.2	18.1	160.2	77.5	141.6
2039	927.6	0.41	37.3	70.6	44.1	122.7	24.9	188.5	18.3	162.1	78.0	142.8
2040	936.2	0.41	38.4	70.3	44.9	123.1	24.9	190.7	18.5	164.0	78.5	144.0
2041	944.8	0.41	39.1	70.3	45.8	123.6	24.8	192.9	18.7	165.8	78.9	145.1
2042	953.1	0.41	39.3	70.4	46.7	124.0	24.8	195.1	18.9	167.7	79.4	146.3
2043	961.4	0.41	39.5	70.4	47.7	124.5	24.8	197.4	19.1	169.7	79.9	147.4
2044	969.5	0.41	39.5	70.5	48.6	125.0	24.8	199.6	19.4	171.6	80.3	148.5
2045	977.8	0.41	39.4	70.6	49.6	125.5	24.8	201.9	19.6	173.7	80.8	149.7
2046	986.1	0.41	39.2	70.6	50.6	125.9	24.8	204.2	19.8	175.9	81.3	150.8
2047	994.4	0.41	38.9	70.7	51.6	126.4	24.8	206.5	20.1	178.1	81.8	152.0
2048	1,003.0	0.41	38.7	70.8	52.6	126.8	24.7	208.8	20.3	180.3	82.3	153.1
2049	1,011.5	0.41	38.4	70.9	53.7	127.3	24.7	211.2	20.5	182.5	82.8	154.3
2050	1,020.3	0.41	38.2	71.0	54.8	127.7	24.7	213.6	20.8	184.7	83.3	155.4







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.2%
Expected job growth:	5.6%
Fastest growing jobs sector:	Information
Expected personal income growth:	12.2%

Expected population growth:	4.9%
Net migration to account for:	33.5%
Expected growth in number of vehicles:	4.5%

### Demographics (2016)

Unemployment rate (April 2016):	4.1%
County rank* in California (58 counties):	9th
Percent of population working age:(16-64)	67.6%

Population with B.A. or higher:	42.4%
Median home selling price (2015):	\$630,000
Median household income:	\$76,643

### Quality of Life

Violent crime rate (2014):	628 per 100,000 persons
County rank* in California (58 counties):	54th
Average commute time to work (2016):	33.0 minutes

High School drop out rate (2015):	10.3%
Households at/below poverty line (2016):	8.8%

\* The county ranked 1st corresponds to the lowest rate in California

# ALPINE COUNTY ECONOMIC FORECAST

Alpine County is located on the California-Nevada state border. The county has the smallest population of any county in California with just 1,165 residents. It also has the smallest employment base with just 700 wage and salary jobs. Many of these jobs are filled by residents of El Dorado and Calaveras counties in California, and Douglas County in Nevada. The income per capita in Alpine County is \$63,442 and the average salary per worker is \$69,215.

In 2015, Alpine County gained a total of 20 wage and salary jobs, representing an increase of 2.9 percent. The unemployment rate improved slightly, falling from 8.2 percent in 2014 to 8.0 percent in 2015.

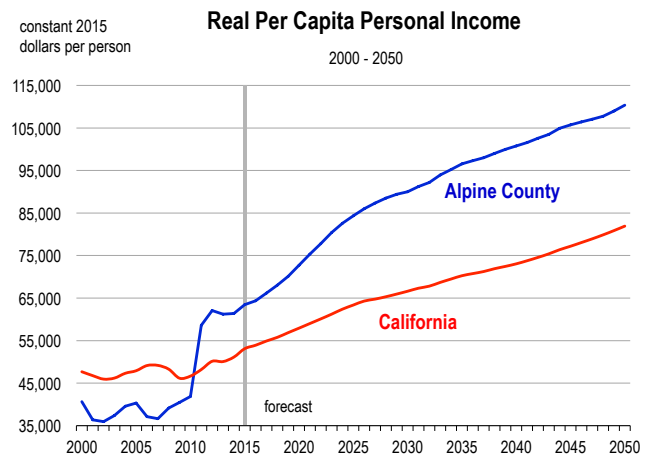
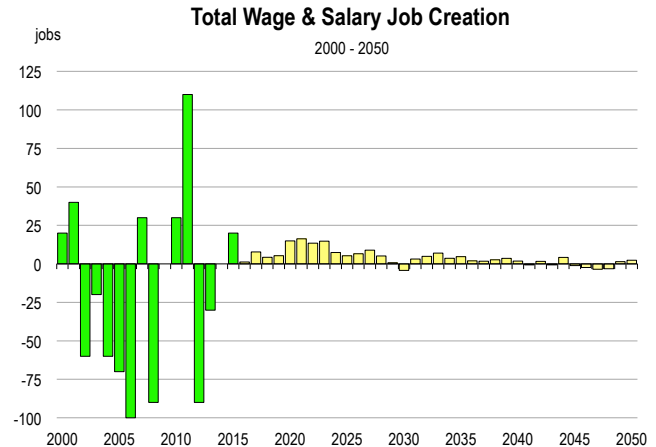
Over the course of the year, the county gained 10 jobs in the goods producing industries, and also gained 10 jobs in the government sector. The services sector, which accounts for half of total employment in the county, was flat.

The services sector is dominated by Kirkwood Mountain Resort, which employs 700 people during the winter season and approximately 150 people during the summer months. An estimated 400,000 people visit the resort every year.

Between 2010 and 2015, the population of Alpine County was virtually unchanged. Net migration was flat, as the number of residents moving out of the county was offset by new residents moving in. The natural increase was also flat, with the number of births approximately equal to the number of deaths.

## FORECAST HIGHLIGHTS

- From 2016 to 2021, employment growth is expected to average 1.3 percent per year. This will result in approximately 10 new jobs per year.
- Average salaries are approximately equal to the California state average, but will begin to surpass the state average during the forecast period. In Alpine County, inflation-adjusted salaries are expected to increase by an average of 2.8 percent per year from 2016 to 2021, compared to annual growth of 2.2 percent across the state.
- Between 2016 and 2021, the largest employment gains will occur in the services sector. The services sector (largely recreation services) is expected to add an average of 8 jobs per year, representing 76 percent of net job creation in the county.
- The population of Alpine County is expected to increase by 0.3 percent per year over the 2016-2021 period – approximately 4 new residents per year.
- Net migration will account for all of the population growth during this time period, as the natural increase will continue to be flat (the number of births will equal the number of deaths).
- Real per capita income is forecasted to rise by 3.2 percent per year between 2016 and 2021.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year between 2016 and 2021.
- From 2016 to 2021, industrial production will increase by an average of 1.9 percent per year.

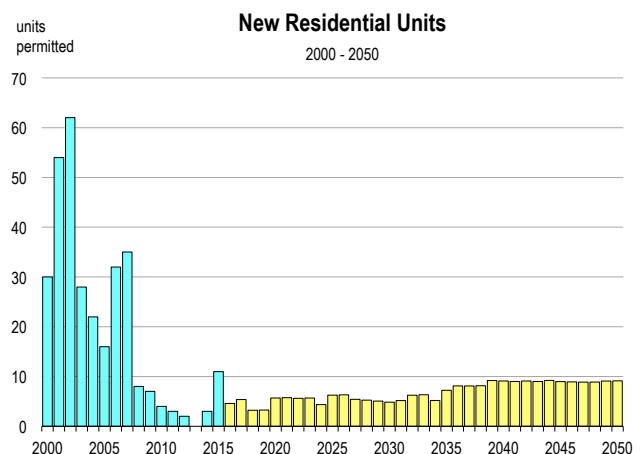
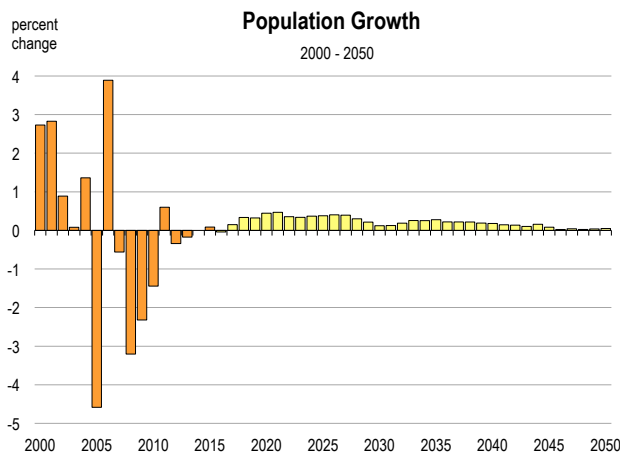


# Alpine County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value*	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	1,163	-17	2.0	0.5	4	\$23	\$44.29	\$41,890	1.3	0.0	4.6	13.2
2011	1,170	12	1.9	0.5	3	\$23	\$64.00	\$58,619	2.7	0.0	2.1	13.1
2012	1,166	0	2.0	0.5	2	\$26	\$69.05	\$62,070	2.7	0.0	4.5	11.4
2013	1,164	0	2.9	0.5	0	\$30	\$68.95	\$61,205	2.3	0.0	2.4	9.8
2014	1,164	0	3.6	0.5	3	\$35	\$70.43	\$61,390	2.8	0.0	4.7	8.2
2015	1,165	0	4.4	0.5	11	\$45	\$73.91	\$63,442	2.6	0.0	7.2	8.0
2016	1,165	-2	4.4	0.5	5	\$46	\$76.88	\$64,377	2.7	0.0	7.5	6.8
2017	1,166	1	4.3	0.5	5	\$48	\$81.73	\$66,175	3.4	0.0	7.6	6.2
2018	1,170	3	4.3	0.5	3	\$50	\$87.05	\$68,052	3.4	0.0	7.7	6.5
2019	1,174	3	4.3	0.5	3	\$52	\$92.58	\$70,130	3.0	0.0	7.9	6.5
2020	1,179	5	4.3	0.5	6	\$54	\$99.12	\$72,725	3.0	0.0	8.1	6.5
2021	1,185	5	4.3	0.5	6	\$57	\$106.04	\$75,358	2.9	0.0	8.2	6.5
2022	1,189	5	4.3	0.5	6	\$60	\$112.82	\$77,791	2.9	0.0	8.4	6.4
2023	1,193	5	4.4	0.5	6	\$62	\$120.04	\$80,383	2.8	0.0	8.6	6.3
2024	1,197	6	4.3	0.5	4	\$65	\$126.86	\$82,609	2.6	0.0	8.8	6.3
2025	1,202	6	4.4	0.5	6	\$68	\$133.00	\$84,324	2.5	0.0	9.0	6.1
2026	1,207	6	4.4	0.5	6	\$71	\$139.26	\$85,999	2.5	0.0	9.2	6.0
2027	1,212	6	4.4	0.5	5	\$74	\$145.83	\$87,343	2.9	0.0	9.4	6.0
2028	1,215	6	4.4	0.5	5	\$77	\$151.95	\$88,523	2.7	0.0	9.7	6.0
2029	1,218	5	4.5	0.5	5	\$80	\$157.38	\$89,434	2.5	0.0	10.0	6.0
2030	1,219	5	4.5	0.5	5	\$82	\$162.01	\$89,974	2.4	0.0	10.3	6.0
2031	1,221	5	4.5	0.5	5	\$85	\$167.89	\$91,204	2.3	0.0	10.6	5.9
2032	1,223	6	4.6	0.5	6	\$87	\$173.97	\$92,209	2.5	0.0	10.9	5.9
2033	1,226	6	4.6	0.5	6	\$90	\$181.05	\$93,932	2.1	0.0	11.2	5.9
2034	1,229	6	4.7	0.5	5	\$93	\$187.86	\$95,219	2.3	0.0	11.5	5.9
2035	1,233	6	4.7	0.5	7	\$96	\$195.28	\$96,581	2.4	0.0	11.9	5.9
2036	1,235	6	4.7	0.5	8	\$99	\$202.31	\$97,309	2.8	0.0	12.2	6.0
2037	1,238	5	4.8	0.5	8	\$103	\$209.71	\$98,003	2.9	0.0	12.6	5.9
2038	1,241	5	4.8	0.5	8	\$106	\$217.66	\$99,021	2.7	0.0	13.0	5.9
2039	1,243	5	4.9	0.5	9	\$110	\$226.09	\$99,962	2.9	0.0	13.4	5.9
2040	1,245	5	4.9	0.5	9	\$114	\$234.30	\$100,786	2.8	0.0	13.8	5.9
2041	1,247	5	4.9	0.5	9	\$117	\$242.10	\$101,550	2.6	0.0	14.2	5.9
2042	1,249	5	5.0	0.5	9	\$121	\$250.55	\$102,595	2.5	0.0	14.6	5.9
2043	1,250	4	5.0	0.5	9	\$125	\$258.53	\$103,476	2.4	0.0	15.0	5.9
2044	1,252	5	5.1	0.5	9	\$128	\$267.88	\$104,948	2.2	0.0	15.5	5.9
2045	1,253	4	5.1	0.5	9	\$132	\$275.96	\$105,698	2.4	0.0	15.9	5.9
2046	1,254	3	5.2	0.5	9	\$136	\$283.75	\$106,420	2.3	0.0	16.4	5.9
2047	1,254	4	5.2	0.5	9	\$139	\$291.51	\$107,039	2.3	0.0	16.9	5.9
2048	1,254	3	5.3	0.5	9	\$143	\$299.72	\$107,762	2.3	0.0	17.4	5.9
2049	1,255	4	5.3	0.5	9	\$147	\$309.61	\$108,987	2.3	0.0	18.0	5.8
2050	1,256	4	5.4	0.5	9	\$151	\$320.21	\$110,345	2.3	0.0	18.5	5.8

\*Alpine County crop values are included with El Dorado County crop values



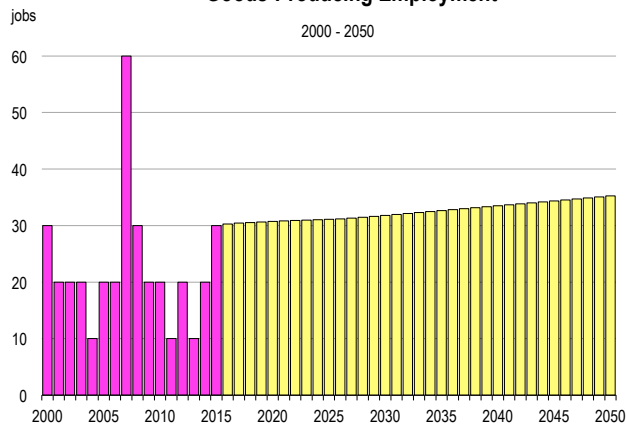
# Alpine County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

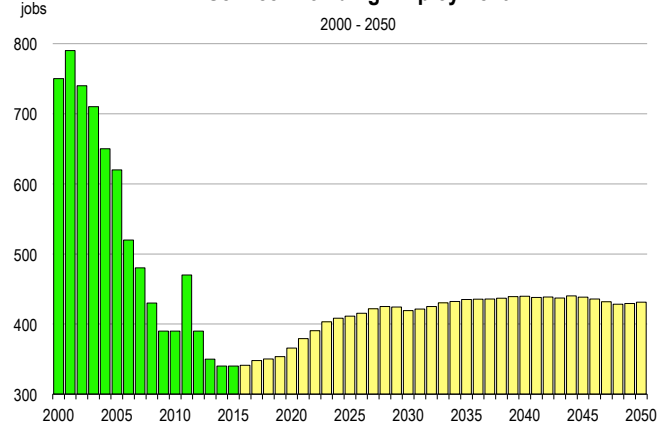
	Total Wage & Salary*	Goods Producing	Service Providing	Government
-----employment (thousands of jobs)-----				
2010	0.69	0.02	0.39	0.28
2011	0.80	0.01	0.47	0.32
2012	0.71	0.02	0.39	0.30
2013	0.68	0.01	0.35	0.32
2014	0.68	0.02	0.34	0.32
2015	0.70	0.03	0.34	0.33
2016	0.70	0.03	0.34	0.33
2017	0.71	0.03	0.35	0.33
2018	0.71	0.03	0.35	0.33
2019	0.72	0.03	0.35	0.33
2020	0.73	0.03	0.37	0.34
2021	0.75	0.03	0.38	0.34
2022	0.76	0.03	0.39	0.34
2023	0.78	0.03	0.40	0.34
2024	0.79	0.03	0.41	0.35
2025	0.79	0.03	0.41	0.35
2026	0.80	0.03	0.42	0.35
2027	0.81	0.03	0.42	0.35
2028	0.81	0.03	0.43	0.35
2029	0.81	0.03	0.42	0.36
2030	0.81	0.03	0.42	0.36
2031	0.81	0.03	0.42	0.36
2032	0.82	0.03	0.42	0.36
2033	0.82	0.03	0.43	0.36
2034	0.83	0.03	0.43	0.36
2035	0.83	0.03	0.44	0.36
2036	0.83	0.03	0.44	0.36
2037	0.83	0.03	0.44	0.37
2038	0.84	0.03	0.44	0.37
2039	0.84	0.03	0.44	0.37
2040	0.84	0.03	0.44	0.37
2041	0.84	0.03	0.44	0.37
2042	0.84	0.03	0.44	0.37
2043	0.84	0.03	0.44	0.37
2044	0.85	0.03	0.44	0.37
2045	0.85	0.03	0.44	0.37
2046	0.84	0.03	0.44	0.37
2047	0.84	0.03	0.43	0.37
2048	0.84	0.03	0.43	0.37
2049	0.84	0.04	0.43	0.37
2050	0.84	0.04	0.43	0.37

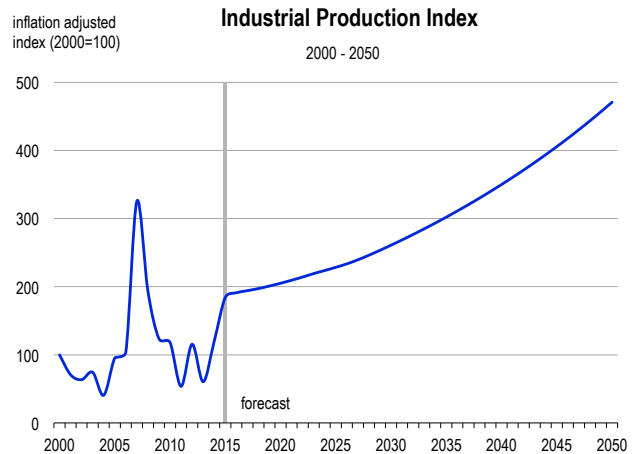
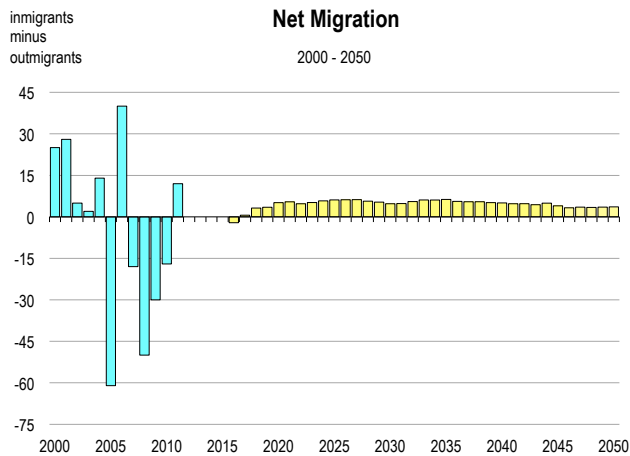
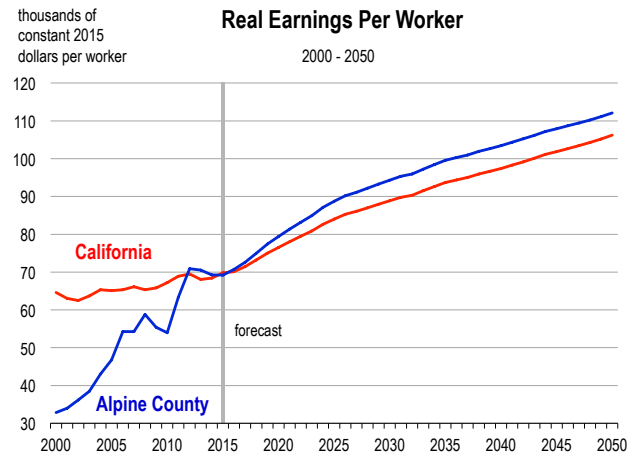
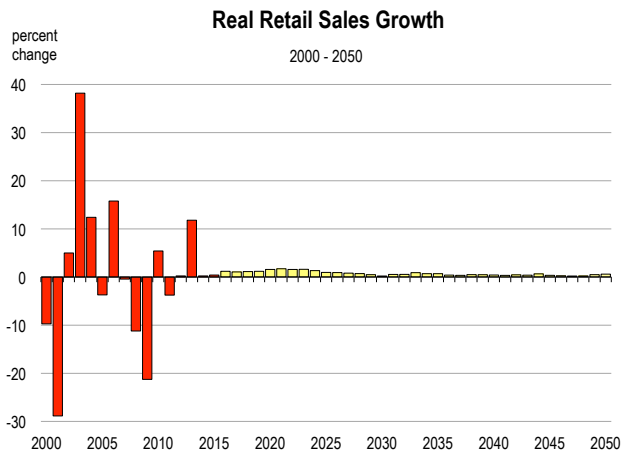
\*Alpine County farm data is included with El Dorado County farm employment

**Goods-Producing Employment**



**Service-Providing Employment**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.8%
Expected job growth:	6.9%
Fastest growing jobs sector:	Services
Expected personal income growth:	19.1%

Expected population growth:	1.7%
Net migration to account for:	100%
Expected growth in number of vehicles:	-1.6%

### Demographics (2016)

Unemployment rate (April 2016):	6.0%
County rank* in California (58 counties):	29th
Working age (16-64) population:	62.6%

Population with B.A. degree or higher:	32.2%
Median home selling price (2015):	\$219,800
Median household income:	\$59,149

### Quality of Life

Violent crime rate (2014):	344 per 100,000 persons
County rank* in California (58 counties):	26th
Average commute time to work (2016):	26.0 minutes

High school drop out rate (2015):	5.1%
Households at/below poverty line (2016):	6.3%

\* The county ranked 1st corresponds to the lowest rate in California

# AMADOR COUNTY ECONOMIC FORECAST

Amador County is located in the western foothills of the Sierra Nevada Mountains. It is the only county in the state named for a native Californian, Jose Maria Amador, who founded a gold-mining settlement in the region. Amador County has a small but growing viticulture industry, which is now home to more than 40 wineries. Wine grapes accounted for 43 percent of the total agricultural output in 2014, and despite a recent decline in production, wine grapes have been largely responsible for the rebound in overall crop values since 2009.

Amador County's largest employer is the public sector, accounting for 37 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 3,400 inmates and employs almost 1,400 guards and support staff. Amador County has a population of 37,300 people and a total of 11,600 wage and salary jobs. The per capita income in Amador County is \$41,180 and the average salary per worker is \$53,952.

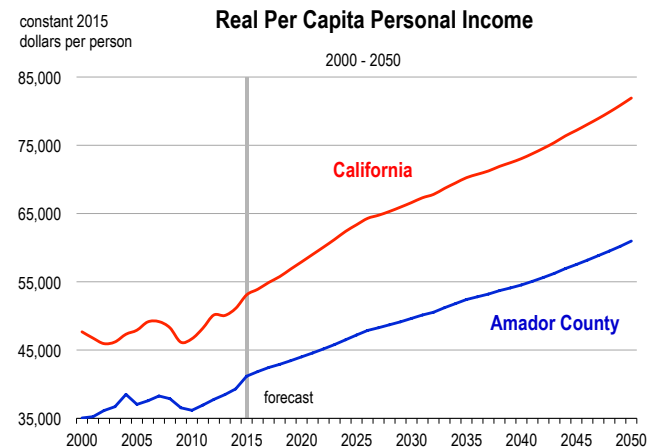
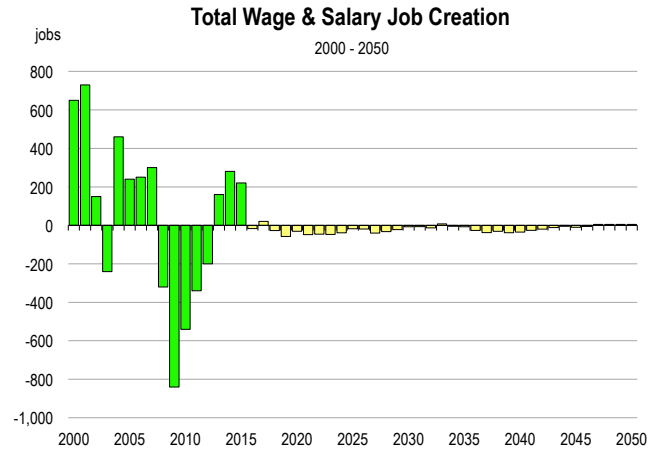
In 2015, a total of 220 wage and salary jobs were gained in Amador County. This represents a growth rate of 1.9 percent. The unemployment rate improved substantially, falling from 8.3 percent in 2014 to 6.6 percent in 2015.

During 2015, the largest employment gains were observed in government (+140 jobs), leisure and hospitality (+30 jobs), and construction (+30 jobs). The largest declines were in education and healthcare (-20 jobs).

Between 2010 and 2015, the population of Amador County declined at an average annual rate of 0.3 percent. Net migration has been very low, and because of an older population base, Amador County has experienced a natural decrease (deaths outnumbering births) for more than two decades. These trends should continue, leading to further declines in the population.

## FORECAST HIGHLIGHTS

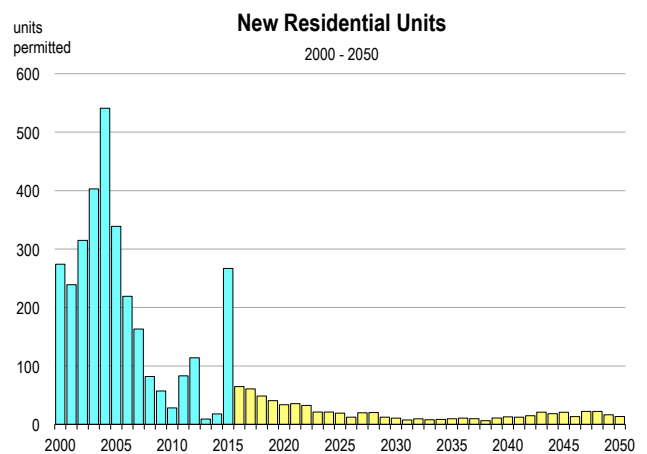
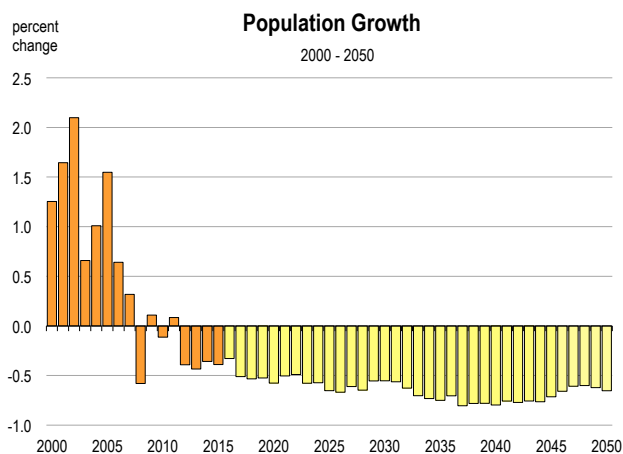
- Total employment is expected to decline slightly in 2016. Between 2016 and 2021, total employment will fall by approximately 0.2 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Amador County, inflation-adjusted salaries are expected to rise by an average of 1.2 percent per year from 2016 to 2021.
- Between 2016 and 2021, the momentum for employment growth will be in construction, transportation and utilities, education and healthcare, and professional business services. The largest declines will be observed in wholesale and retail trade, financial activities, and government.
- Between 2016 and 2021, the population will decrease at an average rate of 0.5 percent per year. Net migration will be negative, with an average of 40 net migrants leaving the county each year. In addition, the natural decrease will shrink the population by 160 people per year.
- Real per capita income is forecasted to increase by 4.7 percent in 2016. Between 2016 and 2021, real per capita income is expected to increase by an average of 1.3 percent per year.
- Total taxable sales, adjusted for inflation, will increase very slowly, growing by only 0.3 percent annually between 2016 and 2021.
- Industrial production is forecasted to decline by 0.6 percent in 2016. Eventually industrial production will begin to expand again, and between 2016 and 2021, the growth rate will average of 1.0 percent per year.



# Amador County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	37,862	41	53.5	14.6	28	\$0.35	\$1.25	\$36,180	1.3	26.1	281.8	14.1
2011	37,894	207	53.3	14.6	83	\$0.38	\$1.31	\$36,942	2.7	30.6	297.6	13.6
2012	37,746	0	52.5	14.6	114	\$0.38	\$1.36	\$37,786	2.7	34.0	348.7	12.3
2013	37,582	0	54.1	14.7	9	\$0.39	\$1.40	\$38,479	2.3	38.8	338.3	10.3
2014	37,448	0	55.1	14.7	18	\$0.42	\$1.45	\$39,325	2.8	36.4	297.2	8.3
2015	37,302	0	56.4	14.7	267	\$0.45	\$1.54	\$41,180	2.6	37.3	342.4	6.6
2016	37,180	19	56.2	14.8	65	\$0.46	\$1.60	\$41,841	2.7	37.5	340.2	6.0
2017	36,990	-43	56.0	14.9	61	\$0.47	\$1.66	\$42,435	3.4	37.0	337.6	5.6
2018	36,793	-45	55.8	14.9	49	\$0.49	\$1.73	\$42,916	3.4	36.9	343.5	5.8
2019	36,600	-35	55.5	15.0	41	\$0.50	\$1.79	\$43,451	3.0	37.1	346.1	5.8
2020	36,389	-49	55.3	15.0	34	\$0.52	\$1.85	\$44,018	3.0	37.2	350.9	5.8
2021	36,206	-18	55.0	15.1	35	\$0.53	\$1.92	\$44,571	2.9	37.7	356.7	5.8
2022	36,029	-8	54.8	15.1	32	\$0.54	\$1.99	\$45,173	2.9	37.8	362.4	5.7
2023	35,821	-36	54.5	15.2	21	\$0.56	\$2.05	\$45,807	2.8	38.1	369.0	5.6
2024	35,616	-31	54.2	15.2	21	\$0.57	\$2.12	\$46,509	2.6	38.3	374.8	5.5
2025	35,384	-55	53.8	15.2	19	\$0.59	\$2.19	\$47,218	2.5	38.5	380.7	5.4
2026	35,147	-58	53.5	15.3	12	\$0.61	\$2.26	\$47,861	2.5	38.8	387.8	5.3
2027	34,933	-35	53.2	15.3	20	\$0.62	\$2.32	\$48,266	2.9	39.0	395.4	5.3
2028	34,707	-43	52.8	15.3	20	\$0.64	\$2.39	\$48,709	2.7	39.3	404.1	5.3
2029	34,514	-6	52.6	15.3	12	\$0.65	\$2.45	\$49,158	2.5	39.5	413.5	5.3
2030	34,324	-1	52.3	15.3	11	\$0.67	\$2.52	\$49,633	2.4	39.8	423.3	5.3
2031	34,131	-1	52.0	15.3	8	\$0.69	\$2.58	\$50,129	2.3	40.1	433.3	5.3
2032	33,917	-24	51.7	15.4	10	\$0.71	\$2.64	\$50,549	2.5	40.3	443.6	5.3
2033	33,678	-45	51.4	15.4	8	\$0.74	\$2.71	\$51,199	2.1	40.6	454.2	5.3
2034	33,432	-50	51.0	15.4	9	\$0.76	\$2.78	\$51,806	2.3	40.9	465.0	5.3
2035	33,182	-48	50.7	15.4	10	\$0.78	\$2.85	\$52,400	2.4	41.1	476.1	5.3
2036	32,948	-30	50.3	15.4	11	\$0.81	\$2.93	\$52,814	2.8	41.4	487.5	5.3
2037	32,683	-59	49.9	15.4	10	\$0.83	\$3.01	\$53,215	2.9	41.7	499.2	5.2
2038	32,428	-47	49.6	15.4	6	\$0.85	\$3.08	\$53,699	2.7	42.0	511.3	5.2
2039	32,175	-46	49.2	15.4	11	\$0.87	\$3.17	\$54,109	2.9	42.3	523.6	5.2
2040	31,919	-50	48.8	15.4	13	\$0.89	\$3.25	\$54,554	2.8	42.5	536.3	5.2
2041	31,677	-36	48.5	15.4	12	\$0.91	\$3.33	\$55,067	2.6	42.8	549.3	5.2
2042	31,433	-40	48.1	15.4	15	\$0.93	\$3.42	\$55,630	2.5	43.1	562.7	5.2
2043	31,196	-35	47.8	15.5	21	\$0.95	\$3.51	\$56,242	2.4	43.4	576.4	5.2
2044	30,957	-39	47.5	15.5	18	\$0.97	\$3.59	\$56,944	2.2	43.7	590.4	5.2
2045	30,736	-26	47.1	15.5	21	\$0.99	\$3.69	\$57,553	2.4	44.0	604.8	5.2
2046	30,534	-8	46.8	15.5	13	\$1.01	\$3.78	\$58,185	2.3	44.3	619.7	5.2
2047	30,349	5	46.6	15.5	22	\$1.03	\$3.88	\$58,832	2.3	44.7	634.9	5.2
2048	30,166	5	46.3	15.5	22	\$1.05	\$3.98	\$59,506	2.3	45.0	650.6	5.2
2049	29,979	-2	46.0	15.5	16	\$1.07	\$4.09	\$60,210	2.3	45.3	666.6	5.2
2050	29,783	-10	45.8	15.6	13	\$1.10	\$4.20	\$60,955	2.3	45.6	683.1	5.2



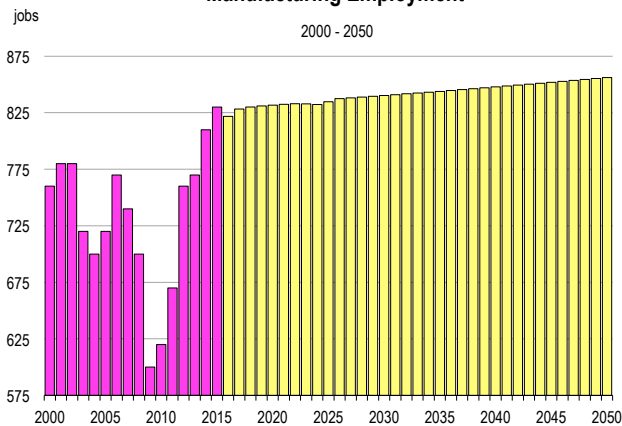


# Amador County Employment Forecast

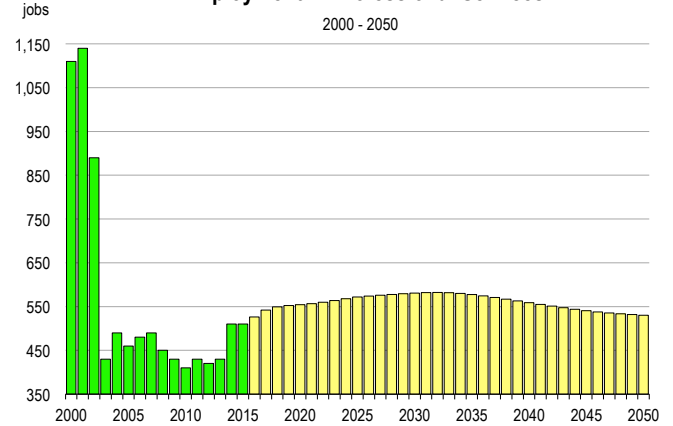
## 2010-2015 History, 2016-2050 Forecast

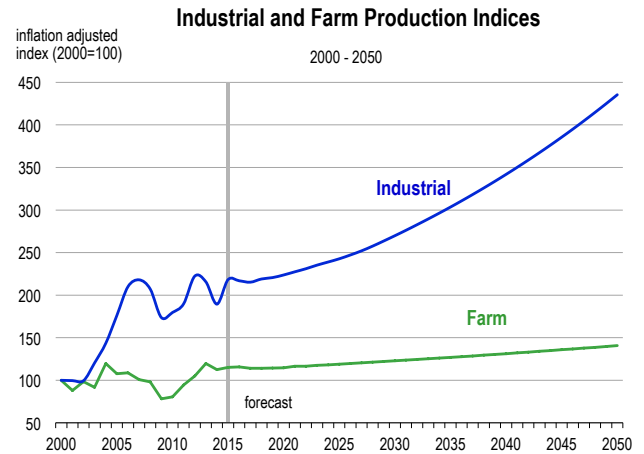
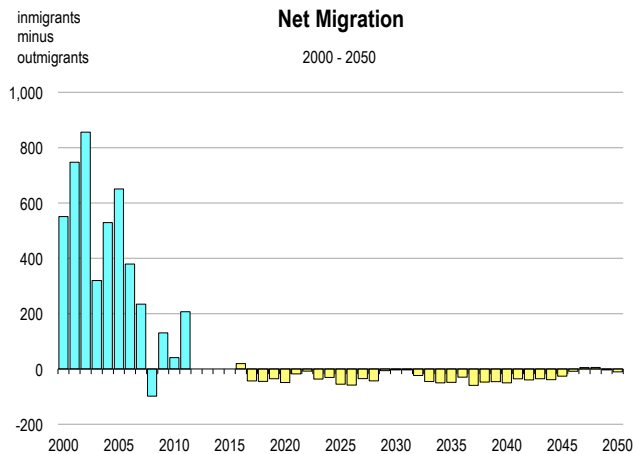
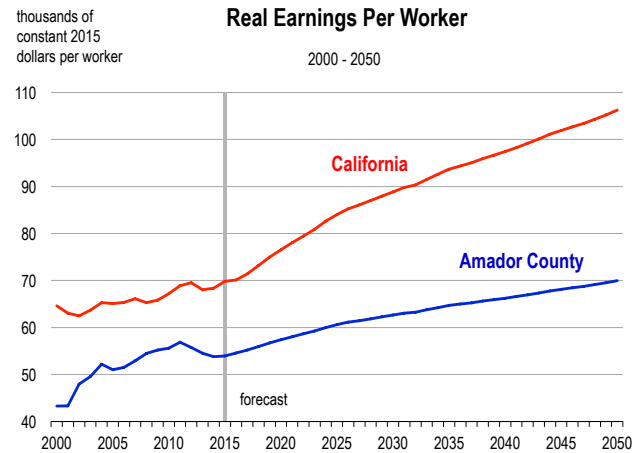
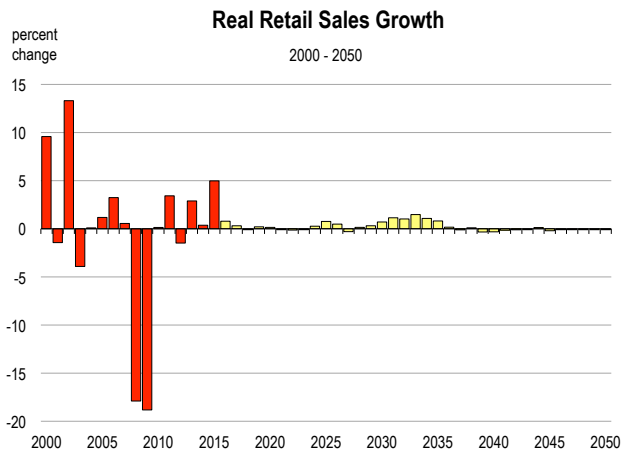
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	11.47	0.33	0.25	0.62	0.16	1.52	0.28	0.41	0.18	1.39	0.95	5.04
2011	11.13	0.33	0.24	0.67	0.17	1.57	0.28	0.43	0.17	1.35	0.94	4.61
2012	10.93	0.33	0.26	0.76	0.19	1.57	0.28	0.42	0.16	1.35	0.98	4.24
2013	11.09	0.33	0.30	0.77	0.24	1.55	0.28	0.43	0.16	1.45	1.02	4.16
2014	11.37	0.32	0.41	0.81	0.22	1.58	0.28	0.51	0.17	1.49	1.03	4.20
2015	11.59	0.31	0.44	0.83	0.21	1.58	0.28	0.51	0.17	1.47	1.06	4.34
2016	11.57	0.32	0.34	0.82	0.22	1.60	0.28	0.53	0.17	1.49	1.07	4.35
2017	11.59	0.32	0.36	0.83	0.22	1.60	0.28	0.54	0.18	1.51	1.07	4.31
2018	11.57	0.32	0.35	0.83	0.22	1.59	0.28	0.55	0.18	1.51	1.07	4.29
2019	11.51	0.32	0.35	0.83	0.22	1.58	0.28	0.55	0.18	1.51	1.07	4.25
2020	11.48	0.32	0.35	0.83	0.22	1.56	0.28	0.55	0.18	1.51	1.07	4.24
2021	11.43	0.32	0.35	0.83	0.22	1.54	0.27	0.56	0.18	1.51	1.07	4.20
2022	11.38	0.32	0.35	0.83	0.22	1.52	0.27	0.56	0.18	1.51	1.07	4.17
2023	11.34	0.32	0.34	0.83	0.22	1.50	0.27	0.56	0.18	1.51	1.07	4.15
2024	11.30	0.32	0.34	0.83	0.22	1.48	0.27	0.57	0.18	1.51	1.06	4.13
2025	11.28	0.33	0.34	0.83	0.22	1.47	0.27	0.57	0.18	1.51	1.06	4.12
2026	11.26	0.33	0.33	0.84	0.22	1.45	0.27	0.57	0.18	1.51	1.05	4.13
2027	11.22	0.33	0.34	0.84	0.22	1.43	0.27	0.58	0.18	1.51	1.04	4.11
2028	11.19	0.33	0.34	0.84	0.22	1.42	0.27	0.58	0.18	1.51	1.03	4.10
2029	11.17	0.33	0.34	0.84	0.22	1.40	0.27	0.58	0.18	1.51	1.03	4.10
2030	11.16	0.33	0.33	0.84	0.22	1.38	0.27	0.58	0.18	1.51	1.03	4.11
2031	11.15	0.33	0.33	0.84	0.22	1.37	0.27	0.58	0.18	1.51	1.02	4.12
2032	11.14	0.34	0.33	0.84	0.22	1.37	0.27	0.58	0.18	1.51	1.02	4.11
2033	11.15	0.34	0.33	0.84	0.22	1.36	0.27	0.58	0.18	1.51	1.01	4.13
2034	11.15	0.34	0.33	0.84	0.22	1.35	0.27	0.58	0.18	1.51	1.01	4.14
2035	11.14	0.34	0.33	0.84	0.22	1.35	0.27	0.58	0.18	1.50	1.00	4.15
2036	11.11	0.34	0.34	0.84	0.22	1.34	0.26	0.57	0.18	1.50	1.00	4.14
2037	11.07	0.34	0.34	0.85	0.22	1.32	0.26	0.57	0.17	1.50	0.99	4.12
2038	11.04	0.34	0.33	0.85	0.22	1.31	0.26	0.57	0.17	1.50	0.99	4.12
2039	11.00	0.35	0.34	0.85	0.22	1.29	0.26	0.56	0.17	1.50	0.99	4.10
2040	10.97	0.35	0.34	0.85	0.22	1.27	0.26	0.56	0.17	1.50	0.98	4.09
2041	10.94	0.35	0.34	0.85	0.22	1.26	0.26	0.55	0.17	1.50	0.98	4.09
2042	10.92	0.35	0.34	0.85	0.22	1.24	0.26	0.55	0.17	1.49	0.97	4.10
2043	10.91	0.35	0.34	0.85	0.22	1.22	0.26	0.55	0.17	1.49	0.97	4.11
2044	10.91	0.35	0.34	0.85	0.22	1.21	0.26	0.54	0.17	1.49	0.97	4.13
2045	10.90	0.36	0.34	0.85	0.22	1.19	0.26	0.54	0.17	1.49	0.96	4.14
2046	10.89	0.36	0.34	0.85	0.22	1.18	0.25	0.54	0.17	1.49	0.96	4.15
2047	10.90	0.36	0.34	0.85	0.22	1.16	0.25	0.54	0.17	1.49	0.96	4.17
2048	10.90	0.36	0.34	0.85	0.22	1.15	0.25	0.53	0.17	1.49	0.96	4.19
2049	10.90	0.36	0.34	0.86	0.22	1.14	0.25	0.53	0.17	1.49	0.96	4.20
2050	10.90	0.36	0.34	0.86	0.22	1.13	0.25	0.53	0.17	1.49	0.95	4.22

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	0.5%
Expected job growth:	-1.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	3.7%

Expected population growth:	-2.6%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-2.2%

### Demographics (2016)

Unemployment rate (April 2016):	5.9%
County rank* in California (58 counties):	28th
Working age (16-64) population:	60.9%

Population with B.A. degree or higher:	19.1%
Median home selling price (2015):	\$230,000
Median household income:	\$54,151

### Quality of Life

Violent crime rate (2014):	216 per 100,000 persons
County rank* in California (58 counties):	8th
Average commute time to work (2016):	31.0 minutes

High School drop out rate (2015):	9.1%
Households at/below poverty line (2016):	8.0%

\* The county ranked 1st corresponds to the lowest rate in California

# BUTTE COUNTY ECONOMIC FORECAST

In California, there are 14 counties north of the Bay Area and the Sacramento Valley. Of these, Butte County is the largest in terms of population. It is home to Chico State, the second oldest college in the California State University system. Butte County has a population of 224,300 people and a total of 80,600 wage and salary jobs. The per capita income is \$39,117 and the average salary per worker is \$46,128.

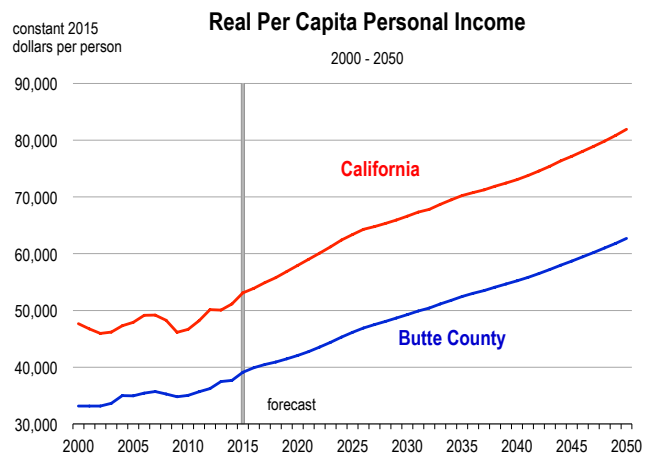
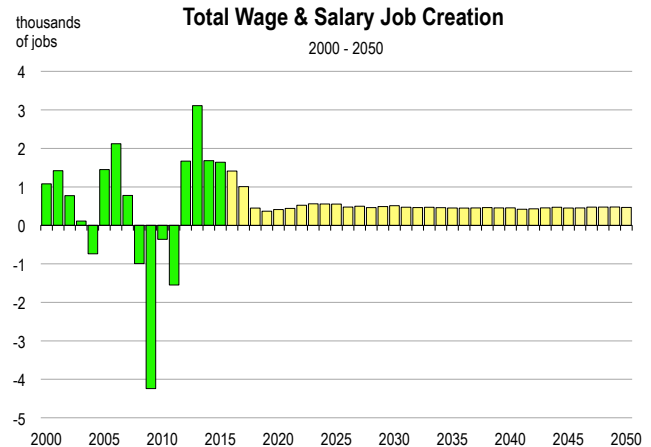
In 2015, a total of 1,600 wage and salary jobs were gained in Butte County, representing a growth rate of 2.1 percent. The unemployment rate improved during the year, falling from 8.6 percent in 2014 to 7.2 percent in 2015.

During 2015, most industries were characterized by positive employment growth. The largest gains were observed in education and healthcare (+350 jobs), wholesale and retail trade (+320 jobs), leisure and hospitality (+240 jobs), and construction (+220 jobs). The largest losses were observed in manufacturing (-40 jobs).

The population of Butte County grew at an annual rate of 0.4 percent between 2010 and 2015. This growth was largely due to net migration. On average, the county gained 630 residents each year through the migration process, accounting for 73 percent of total population growth.

## FORECAST HIGHLIGHTS

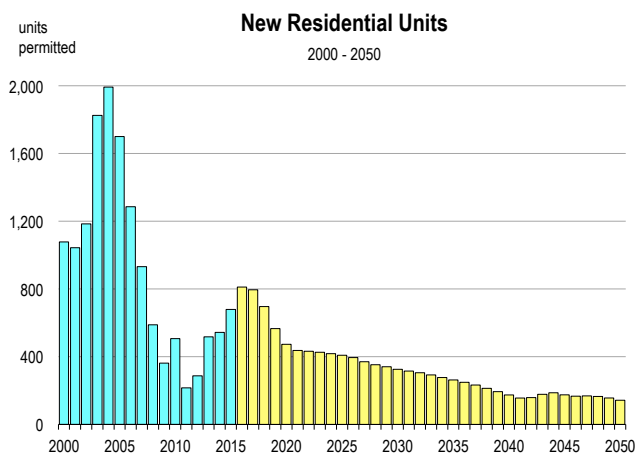
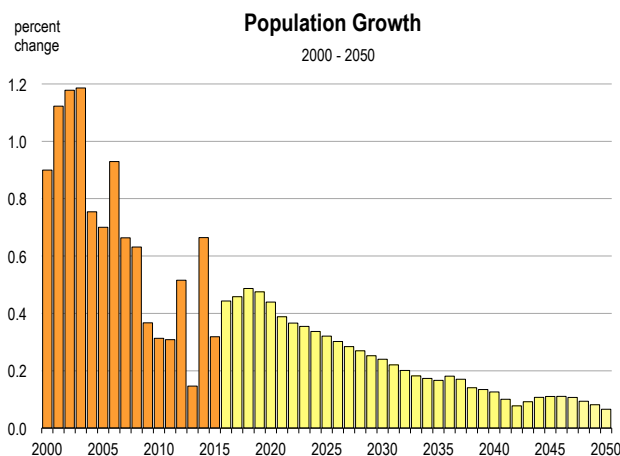
- Total wage and salary employment is expected to increase by 1.8 percent in 2016. Between 2016 and 2021, growth will average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Butte County, inflation-adjusted salaries are expected to rise by an average of 1.8 percent per year from 2016 to 2021.
- Between 2016 and 2021, the momentum for employment growth will be in leisure and hospitality, education and healthcare, and professional and business services. Together, these sectors are expected to account for 91 percent of net job creation in the county. Employment in the construction sector will begin to decline over this horizon.
- In Butte County, population growth will average 0.4 percent annually between 2016 and 2021.
- Net migration is expected to be relatively high over the next five years. Between 2016 and 2021, an average of 700 net migrants will enter the county each year, accounting for 68 percent of total population.
- Real per capita income is expected to increase by 2.0 percent in 2016. Over the following five years, growth is expected to average 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to rise by 1.2 percent per year between 2016 and 2021.
- Industrial production will increase by 2.9 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 1.4 percent per year.



# Butte County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

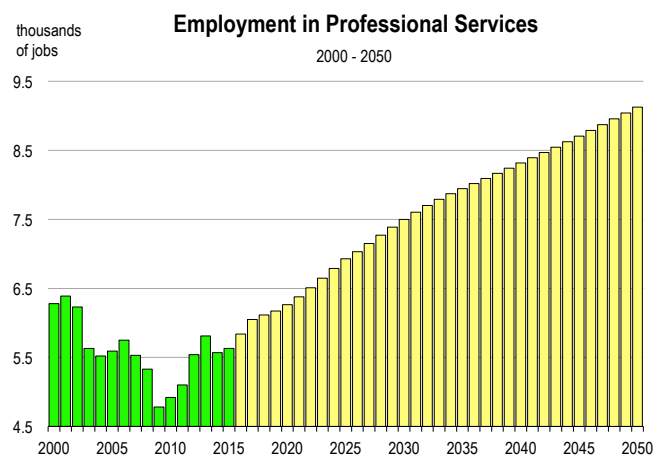
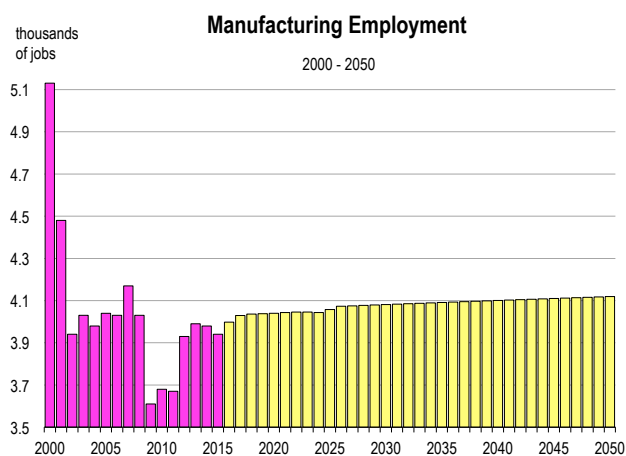
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	219,973	426	225.4	87.6	507	\$2.46	\$7.00	\$35,009	1.3	690	1,024	13.9
2011	220,651	392	223.4	87.9	216	\$2.59	\$7.35	\$35,675	2.7	681	977	13.7
2012	221,788	967	218.8	88.3	287	\$2.71	\$7.66	\$36,216	2.7	736	1,047	12.1
2013	222,113	286	225.2	88.6	517	\$2.88	\$8.06	\$37,481	2.3	890	1,080	10.3
2014	223,589	1,118	227.6	89.0	544	\$3.01	\$8.30	\$37,655	2.8	814	1,070	8.6
2015	224,301	406	232.2	89.4	679	\$3.13	\$8.77	\$39,117	2.6	842	1,069	7.2
2016	225,295	647	234.3	90.2	812	\$3.27	\$9.22	\$39,901	2.7	843	1,101	6.1
2017	226,327	685	236.4	91.0	795	\$3.43	\$9.70	\$40,479	3.4	839	1,119	5.7
2018	227,429	765	238.3	91.7	696	\$3.58	\$10.17	\$40,894	3.4	839	1,132	5.8
2019	228,509	753	239.9	92.4	566	\$3.73	\$10.66	\$41,471	3.0	840	1,148	5.8
2020	229,513	690	241.3	93.0	473	\$3.88	\$11.16	\$42,069	3.0	841	1,163	5.9
2021	230,404	594	242.6	93.4	437	\$4.03	\$11.70	\$42,754	2.9	845	1,179	5.8
2022	231,248	586	243.8	93.9	432	\$4.18	\$12.28	\$43,551	2.9	846	1,196	5.8
2023	232,068	597	245.1	94.3	426	\$4.33	\$12.90	\$44,389	2.8	848	1,215	5.7
2024	232,850	592	246.3	94.7	418	\$4.49	\$13.52	\$45,286	2.6	850	1,229	5.6
2025	233,597	597	247.5	95.1	409	\$4.66	\$14.15	\$46,155	2.5	852	1,248	5.5
2026	234,302	593	248.7	95.5	395	\$4.83	\$14.75	\$46,901	2.5	854	1,269	5.3
2027	234,968	595	249.8	95.9	370	\$5.01	\$15.38	\$47,485	2.9	856	1,291	5.3
2028	235,601	608	250.9	96.2	353	\$5.19	\$16.00	\$48,063	2.7	858	1,316	5.3
2029	236,195	616	252.0	96.6	341	\$5.37	\$16.61	\$48,663	2.5	861	1,343	5.3
2030	236,762	641	253.0	96.9	326	\$5.55	\$17.23	\$49,268	2.4	863	1,370	5.3
2031	237,284	647	254.1	97.2	315	\$5.75	\$17.85	\$49,890	2.3	865	1,398	5.2
2032	237,761	639	255.1	97.5	305	\$5.98	\$18.50	\$50,436	2.5	867	1,427	5.2
2033	238,194	620	256.2	97.8	293	\$6.21	\$19.14	\$51,121	2.1	869	1,456	5.2
2034	238,606	625	257.2	98.1	277	\$6.45	\$19.83	\$51,795	2.3	871	1,485	5.2
2035	239,004	617	258.2	98.4	263	\$6.71	\$20.57	\$52,465	2.4	874	1,515	5.2
2036	239,436	667	259.2	98.7	249	\$6.98	\$21.36	\$53,009	2.8	876	1,544	5.2
2037	239,844	673	260.1	98.9	233	\$7.25	\$22.18	\$53,518	2.9	878	1,573	5.1
2038	240,182	656	261.1	99.1	213	\$7.50	\$23.02	\$54,102	2.7	881	1,605	5.1
2039	240,504	659	262.1	99.3	194	\$7.76	\$23.91	\$54,640	2.9	883	1,636	5.1
2040	240,808	652	263.1	99.5	174	\$8.02	\$24.81	\$55,201	2.8	885	1,668	5.1
2041	241,050	597	264.0	99.7	156	\$8.26	\$25.72	\$55,823	2.6	888	1,702	5.1
2042	241,236	540	265.0	99.8	159	\$8.50	\$26.65	\$56,497	2.5	890	1,736	5.1
2043	241,458	569	265.9	100.0	178	\$8.74	\$27.60	\$57,205	2.4	893	1,771	5.0
2044	241,717	602	266.9	100.2	187	\$8.98	\$28.57	\$57,984	2.2	895	1,806	5.0
2045	241,983	605	267.8	100.4	175	\$9.23	\$29.59	\$58,708	2.4	898	1,842	5.0
2046	242,251	603	268.8	100.5	167	\$9.48	\$30.63	\$59,454	2.3	900	1,880	5.0
2047	242,510	586	269.7	100.7	169	\$9.73	\$31.71	\$60,215	2.3	903	1,918	5.0
2048	242,737	549	270.7	100.9	165	\$9.99	\$32.83	\$61,004	2.3	905	1,957	5.0
2049	242,934	515	271.7	101.0	156	\$10.26	\$34.00	\$61,829	2.3	908	1,996	5.0
2050	243,094	472	272.7	101.2	143	\$10.54	\$35.22	\$62,691	2.3	911	2,035	4.9

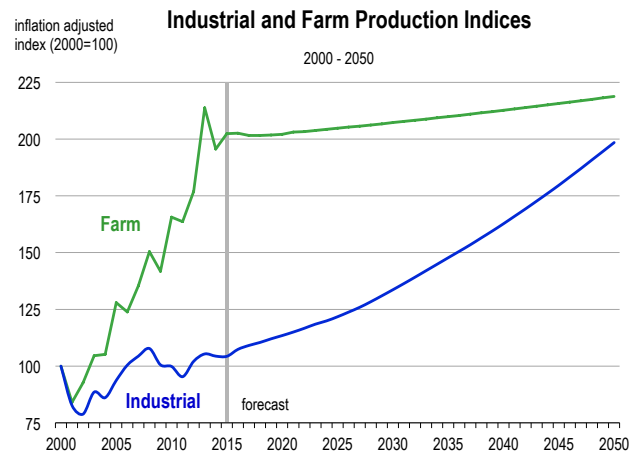
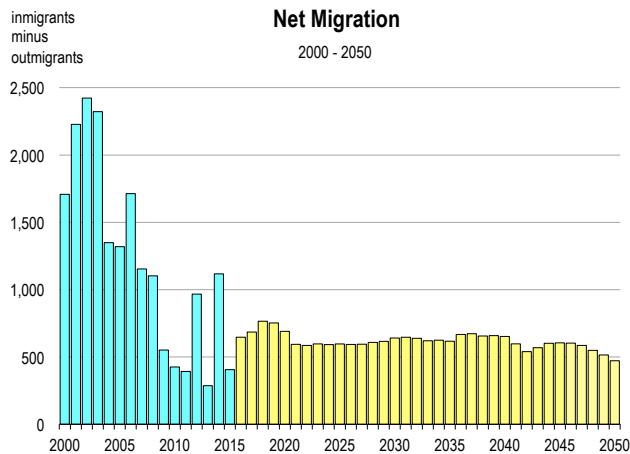
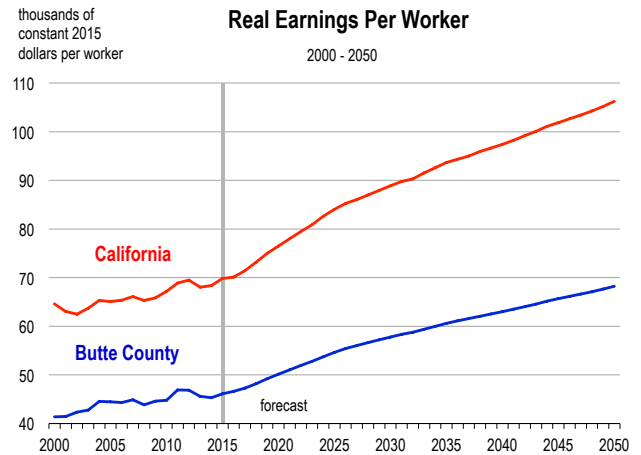
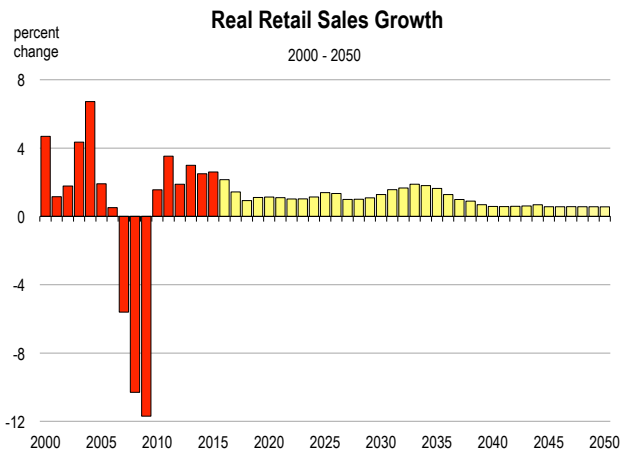


# Butte County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	74.06	2.77	2.38	3.68	1.60	11.09	3.13	4.92	1.00	15.84	7.12	16.97
2011	72.51	2.72	2.33	3.67	1.58	10.97	2.97	5.10	1.08	15.53	7.17	15.71
2012	74.18	2.80	2.39	3.93	1.56	11.28	2.97	5.54	1.08	15.73	7.43	15.79
2013	77.29	2.90	2.88	3.99	1.50	11.49	3.08	5.81	1.00	17.11	7.81	15.98
2014	78.97	2.91	3.15	3.98	1.47	11.85	3.28	5.57	1.02	17.75	8.04	16.12
2015	80.61	3.03	3.37	3.94	1.50	12.17	3.48	5.63	1.06	18.10	8.28	16.22
2016	82.02	3.07	3.50	4.00	1.53	12.17	3.49	5.84	1.07	18.69	8.57	16.25
2017	83.03	3.11	3.49	4.03	1.54	12.28	3.51	6.05	1.08	19.11	8.74	16.26
2018	83.48	3.14	3.37	4.04	1.54	12.33	3.52	6.11	1.08	19.40	8.85	16.24
2019	83.85	3.16	3.25	4.04	1.55	12.38	3.53	6.17	1.08	19.63	8.94	16.27
2020	84.26	3.18	3.13	4.04	1.54	12.41	3.53	6.26	1.09	19.82	9.04	16.34
2021	84.70	3.20	3.06	4.04	1.53	12.43	3.54	6.38	1.09	20.01	9.16	16.39
2022	85.23	3.21	3.02	4.05	1.52	12.46	3.55	6.51	1.09	20.19	9.27	16.46
2023	85.79	3.22	3.01	4.05	1.52	12.48	3.57	6.65	1.10	20.37	9.40	16.54
2024	86.34	3.23	3.00	4.04	1.51	12.51	3.58	6.79	1.10	20.56	9.48	16.63
2025	86.90	3.24	2.99	4.06	1.50	12.55	3.60	6.93	1.10	20.76	9.53	16.73
2026	87.37	3.24	2.98	4.07	1.49	12.57	3.61	7.03	1.11	20.95	9.58	16.82
2027	87.87	3.25	2.99	4.07	1.50	12.59	3.62	7.15	1.11	21.15	9.62	16.90
2028	88.33	3.25	2.98	4.08	1.50	12.62	3.63	7.27	1.11	21.34	9.66	16.94
2029	88.82	3.26	2.98	4.08	1.51	12.65	3.65	7.39	1.11	21.55	9.72	17.00
2030	89.34	3.26	2.97	4.08	1.52	12.67	3.66	7.50	1.12	21.76	9.78	17.08
2031	89.81	3.26	2.95	4.08	1.52	12.70	3.67	7.60	1.12	21.97	9.85	17.12
2032	90.27	3.26	2.94	4.09	1.53	12.73	3.68	7.70	1.12	22.18	9.92	17.17
2033	90.74	3.27	2.92	4.09	1.54	12.76	3.69	7.79	1.12	22.39	9.99	17.22
2034	91.20	3.27	2.91	4.09	1.54	12.79	3.70	7.87	1.12	22.60	10.06	17.28
2035	91.65	3.27	2.90	4.09	1.54	12.82	3.70	7.94	1.12	22.81	10.14	17.33
2036	92.11	3.27	2.90	4.09	1.53	12.85	3.71	8.02	1.13	23.02	10.21	17.37
2037	92.56	3.27	2.89	4.09	1.53	12.87	3.72	8.09	1.13	23.23	10.28	17.43
2038	93.02	3.27	2.88	4.10	1.53	12.90	3.73	8.17	1.13	23.45	10.36	17.49
2039	93.48	3.27	2.88	4.10	1.53	12.93	3.74	8.24	1.13	23.66	10.43	17.54
2040	93.93	3.27	2.86	4.10	1.53	12.95	3.75	8.32	1.14	23.88	10.51	17.59
2041	94.35	3.27	2.85	4.10	1.53	12.98	3.76	8.39	1.14	24.09	10.55	17.65
2042	94.78	3.27	2.84	4.10	1.53	13.00	3.77	8.47	1.14	24.31	10.57	17.72
2043	95.24	3.28	2.86	4.11	1.53	13.03	3.78	8.54	1.14	24.52	10.59	17.80
2044	95.71	3.28	2.88	4.11	1.53	13.05	3.79	8.62	1.14	24.74	10.63	17.87
2045	96.16	3.28	2.87	4.11	1.53	13.08	3.80	8.71	1.15	24.96	10.67	17.94
2046	96.61	3.28	2.87	4.11	1.54	13.10	3.81	8.79	1.15	25.18	10.70	18.01
2047	97.09	3.28	2.87	4.11	1.54	13.13	3.82	8.87	1.15	25.40	10.75	18.09
2048	97.57	3.28	2.87	4.12	1.54	13.16	3.83	8.96	1.15	25.62	10.77	18.18
2049	98.04	3.28	2.87	4.12	1.54	13.18	3.84	9.04	1.16	25.84	10.79	18.27
2050	98.51	3.28	2.86	4.12	1.54	13.21	3.85	9.13	1.16	26.07	10.81	18.37





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.8%
Expected job growth:	3.3%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	9.6%

Expected population growth:	2.3%
Net migration to account for:	68.3%
Expected growth in number of vehicles:	3.5%

### Demographics (2016)

Unemployment rate (April 2016):	6.5%
County rank* in California (58 counties):	31st
Working age (16-64) population:	64.3%

Population with B.A. or higher:	25.8%
Median home selling price (2015):	\$225,000
Median household income:	\$44,956

### Quality of Life

Violent crime rate (2014):	300 per 100,000 persons
County rank* in California (58 counties):	18th
Average commute time to work (2016):	21.0 minutes

High School drop out rate (2015):	9.4%
Households at/below poverty line (2016):	13.6%

\* The county ranked 1st corresponds to the lowest rate in California

# CALAVERAS COUNTY ECONOMIC FORECAST

Calaveras County is located in the Sierra Nevada Mountains. The county was the setting of Mark Twain's famous short story, *The Celebrated Jumping Frog of Calaveras County*. Calaveras County has a population of 44,900 people and a total of 8,800 wage and salary jobs. The income per capita is \$45,234 and the average salary per worker is \$44,277. The public sector is the largest employer in Calaveras County, accounting for 29 percent of total wage and salary jobs.

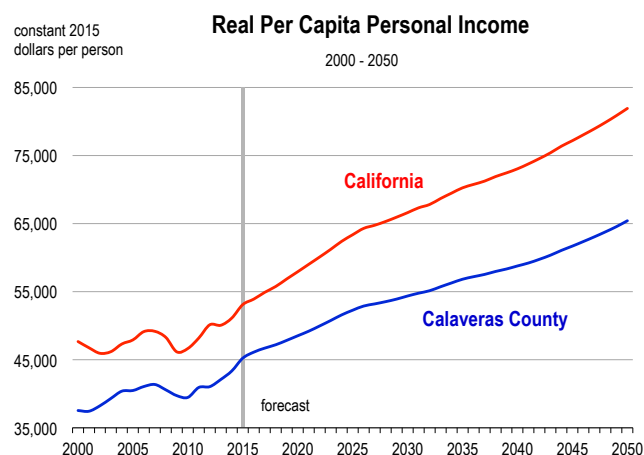
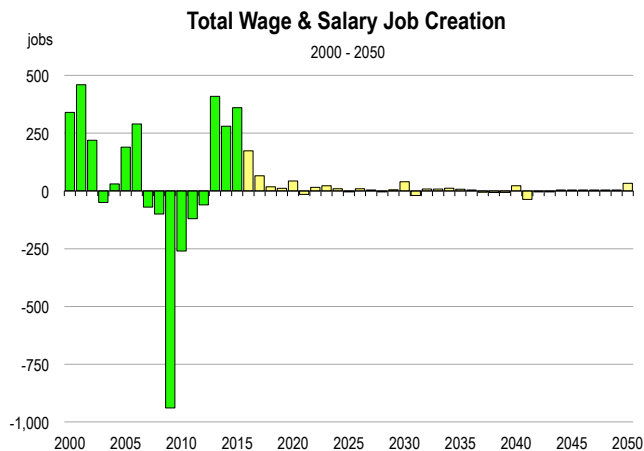
In 2015, 360 wage and salary jobs were created in Calaveras County, representing a growth rate of 4.3 percent. The unemployment rate improved substantially, falling from 8.0 percent in 2014 to 6.4 percent in 2015.

During 2015, the largest employment gains were observed in government (+90 jobs), wholesale and retail trade (+80 jobs), and leisure and hospitality (+80 jobs). There were no sectors with significant losses.

Between 2010 and 2015, the population of Calaveras County declined at an annual average rate of 0.3 percent. This decline was the result of a natural decrease (deaths outnumbering births), which reduced the population by approximately 140 people each year. Because of an older population base, Calaveras County has experienced a natural decrease since 1996.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 2.0 percent in 2016. Between 2016 and 2021, job growth will average 0.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Calaveras County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest job gains will be observed in wholesale and retail trade, as well as leisure and hospitality. Combined, these industries will account for 77 percent of net job creation in the county.
- Over the 2016-2021 period, population growth will be flat, with the county neither gaining nor losing a substantial number of residents.
- Net migration will accelerate over the next few years, but will remain low. Between 2016 and 2021, an average of 135 net migrants will enter the county each year.
- Real income per capita is forecasted to increase by 2.0 percent in 2016. Between 2016 and 2021, real income per capita is expected to increase by an average of 1.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise at an annual average rate of 1.1 percent between 2016 and 2021.
- Industrial production will increase by 1.8 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 1.4 percent per year.

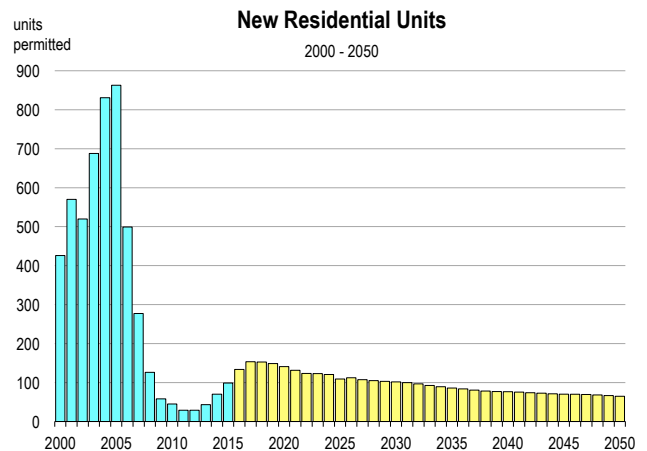
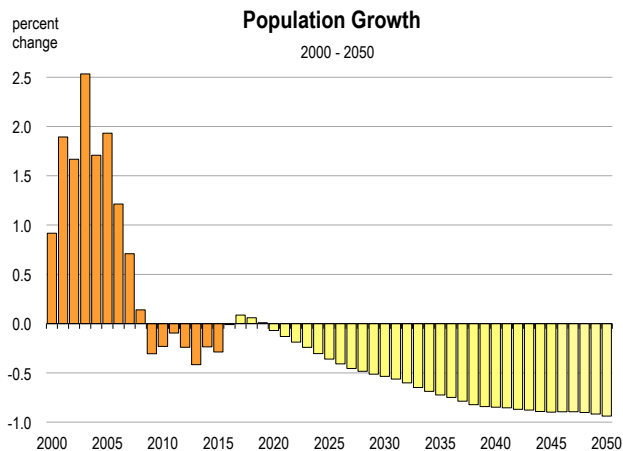




# Calaveras County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	45,457	35	72.3	18.9	45	\$0.27	\$1.63	\$39,468	1.3	23.9	108.4	14.5
2011	45,414	78	71.2	19.0	29	\$0.29	\$1.73	\$40,933	2.7	25.5	99.8	14.0
2012	45,305	0	69.8	19.0	29	\$0.30	\$1.77	\$41,049	2.7	31.1	103.1	12.4
2013	45,116	0	72.1	19.1	43	\$0.32	\$1.84	\$42,101	2.3	32.2	107.4	9.9
2014	45,010	0	73.5	19.1	70	\$0.33	\$1.92	\$43,353	2.8	27.2	109.5	8.0
2015	44,881	0	75.1	19.1	99	\$0.35	\$2.03	\$45,234	2.6	27.9	109.0	6.4
2016	44,877	133	75.8	19.2	134	\$0.36	\$2.12	\$46,116	2.7	29.7	111.0	5.6
2017	44,916	177	76.4	19.3	153	\$0.38	\$2.22	\$46,708	3.4	31.1	112.8	5.1
2018	44,943	165	76.9	19.4	153	\$0.40	\$2.32	\$47,203	3.4	31.9	114.2	5.3
2019	44,946	141	77.2	19.5	149	\$0.41	\$2.42	\$47,846	3.0	32.3	116.0	5.2
2020	44,915	108	77.5	19.6	141	\$0.43	\$2.52	\$48,522	3.0	32.4	117.5	5.3
2021	44,856	86	77.6	19.7	131	\$0.44	\$2.62	\$49,194	2.9	32.2	119.1	5.2
2022	44,772	69	77.8	19.8	123	\$0.46	\$2.73	\$49,965	2.9	32.0	120.8	5.1
2023	44,664	54	77.9	19.9	123	\$0.48	\$2.84	\$50,762	2.8	31.8	122.7	5.1
2024	44,528	34	78.0	20.0	121	\$0.49	\$2.95	\$51,590	2.6	31.5	124.1	5.0
2025	44,368	19	78.0	20.1	109	\$0.51	\$3.04	\$52,274	2.5	31.2	125.6	4.8
2026	44,187	6	78.1	20.2	112	\$0.53	\$3.14	\$52,888	2.5	30.9	127.2	4.7
2027	43,986	-3	78.1	20.3	107	\$0.55	\$3.22	\$53,202	2.9	30.5	129.1	4.7
2028	43,774	-4	78.2	20.3	105	\$0.57	\$3.31	\$53,533	2.7	30.3	131.3	4.7
2029	43,549	-5	78.2	20.4	103	\$0.59	\$3.39	\$53,910	2.5	30.0	133.6	4.6
2030	43,316	-4	78.2	20.5	102	\$0.61	\$3.48	\$54,365	2.4	29.7	135.9	4.6
2031	43,073	-6	78.2	20.5	100	\$0.63	\$3.56	\$54,778	2.3	29.5	138.2	4.6
2032	42,814	-14	78.2	20.6	97	\$0.66	\$3.64	\$55,138	2.5	29.3	140.6	4.6
2033	42,536	-27	78.3	20.7	93	\$0.68	\$3.73	\$55,724	2.1	29.0	143.0	4.6
2034	42,244	-36	78.3	20.7	89	\$0.71	\$3.82	\$56,282	2.3	28.7	145.5	4.6
2035	41,938	-45	78.3	20.8	86	\$0.74	\$3.91	\$56,828	2.4	28.4	148.0	4.6
2036	41,624	-49	78.3	20.9	84	\$0.76	\$4.01	\$57,200	2.8	28.2	150.6	4.6
2037	41,297	-57	78.3	20.9	81	\$0.79	\$4.11	\$57,533	2.9	27.9	153.2	4.6
2038	40,957	-62	78.3	21.0	78	\$0.81	\$4.21	\$57,967	2.7	27.7	155.8	4.6
2039	40,613	-61	78.3	21.0	77	\$0.84	\$4.31	\$58,332	2.9	27.5	158.6	4.6
2040	40,268	-56	78.3	21.1	77	\$0.86	\$4.42	\$58,780	2.8	27.3	161.4	4.6
2041	39,924	-54	78.3	21.2	75	\$0.89	\$4.52	\$59,212	2.6	27.1	164.3	4.6
2042	39,577	-55	78.3	21.2	74	\$0.91	\$4.62	\$59,757	2.5	26.9	167.2	4.6
2043	39,230	-54	78.3	21.3	73	\$0.94	\$4.73	\$60,358	2.4	26.7	170.3	4.6
2044	38,881	-55	78.3	21.3	71	\$0.96	\$4.84	\$61,065	2.2	26.6	173.4	4.5
2045	38,532	-53	78.3	21.4	70	\$0.99	\$4.95	\$61,697	2.4	26.4	176.6	4.5
2046	38,187	-47	78.3	21.4	70	\$1.01	\$5.07	\$62,369	2.3	26.2	179.9	4.5
2047	37,846	-44	78.3	21.5	69	\$1.04	\$5.18	\$63,058	2.3	26.1	183.3	4.5
2048	37,505	-43	78.3	21.5	68	\$1.06	\$5.30	\$63,785	2.3	26.0	186.7	4.5
2049	37,161	-45	78.3	21.6	67	\$1.09	\$5.43	\$64,551	2.3	25.8	190.3	4.5
2050	36,812	-47	78.3	21.6	65	\$1.12	\$5.57	\$65,417	2.3	25.6	193.9	4.5

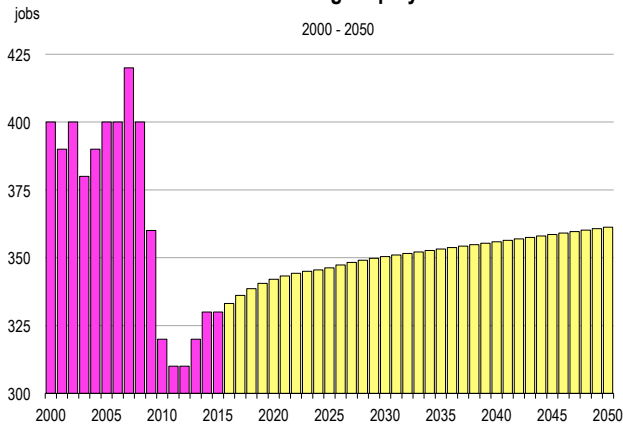


# Calaveras County Employment Forecast

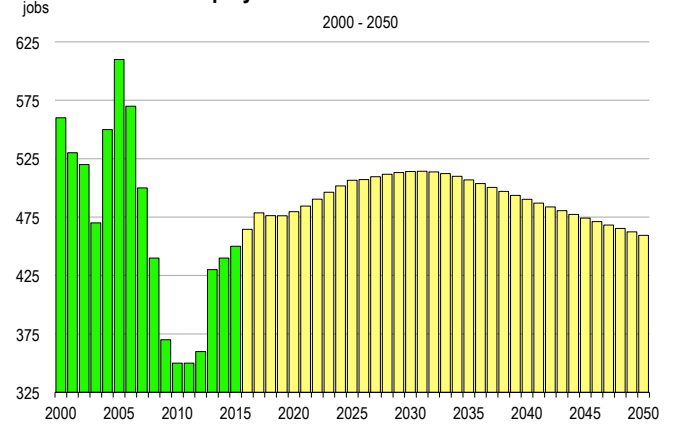
## 2010-2015 History, 2016-2050 Forecast

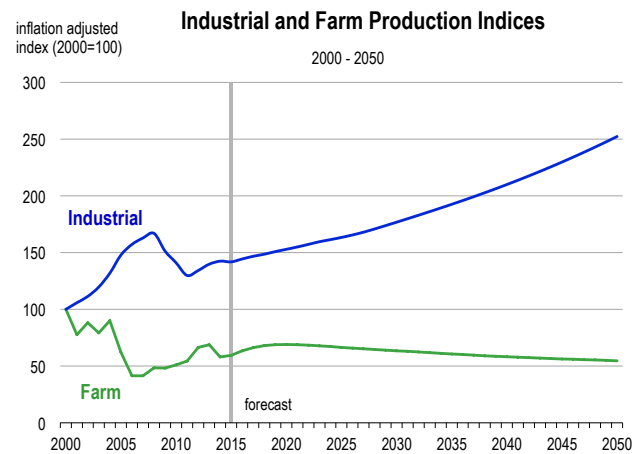
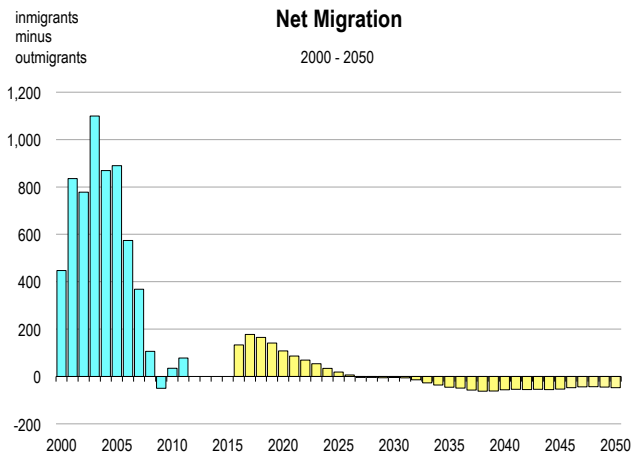
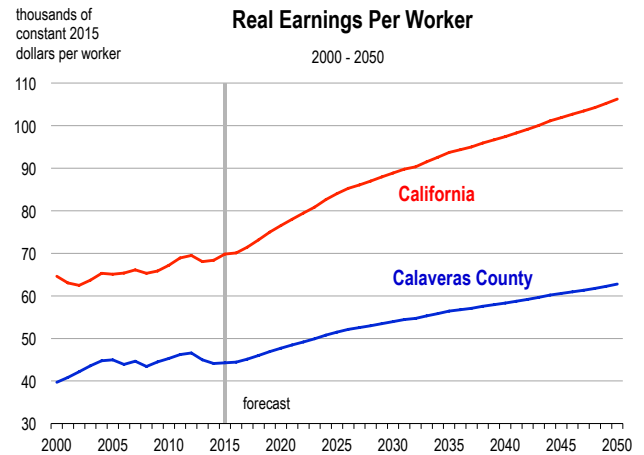
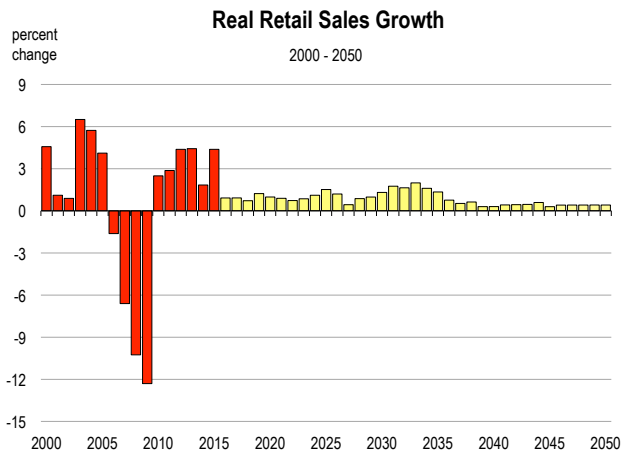
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	7.92	0.06	0.57	0.32	0.26	0.99	0.26	0.35	0.11	0.91	1.20	2.55
2011	7.80	0.06	0.58	0.31	0.24	1.03	0.25	0.35	0.11	0.89	1.20	2.44
2012	7.74	0.07	0.58	0.31	0.26	1.01	0.23	0.36	0.10	0.87	1.23	2.38
2013	8.15	0.08	0.64	0.32	0.26	1.09	0.21	0.43	0.11	0.98	1.25	2.44
2014	8.43	0.10	0.65	0.33	0.26	1.18	0.20	0.44	0.11	1.04	1.29	2.48
2015	8.79	0.09	0.68	0.33	0.26	1.26	0.20	0.45	0.11	1.07	1.37	2.57
2016	8.96	0.09	0.70	0.33	0.26	1.31	0.20	0.46	0.11	1.09	1.38	2.62
2017	9.03	0.09	0.72	0.34	0.26	1.34	0.20	0.48	0.11	1.09	1.39	2.60
2018	9.05	0.08	0.72	0.34	0.26	1.36	0.20	0.48	0.11	1.10	1.39	2.59
2019	9.06	0.08	0.71	0.34	0.26	1.37	0.20	0.48	0.11	1.10	1.40	2.59
2020	9.10	0.08	0.71	0.34	0.26	1.38	0.20	0.48	0.11	1.10	1.40	2.62
2021	9.09	0.08	0.70	0.34	0.25	1.38	0.20	0.48	0.11	1.10	1.41	2.59
2022	9.10	0.08	0.69	0.34	0.25	1.39	0.20	0.49	0.11	1.10	1.41	2.59
2023	9.12	0.08	0.69	0.34	0.25	1.39	0.20	0.50	0.11	1.11	1.42	2.58
2024	9.13	0.08	0.69	0.35	0.25	1.40	0.20	0.50	0.11	1.11	1.42	2.58
2025	9.13	0.08	0.68	0.35	0.25	1.40	0.20	0.51	0.11	1.11	1.41	2.59
2026	9.14	0.08	0.68	0.35	0.25	1.41	0.20	0.51	0.11	1.11	1.40	2.60
2027	9.14	0.08	0.68	0.35	0.24	1.42	0.20	0.51	0.11	1.11	1.38	2.60
2028	9.14	0.08	0.68	0.35	0.24	1.42	0.20	0.51	0.11	1.11	1.37	2.61
2029	9.15	0.08	0.67	0.35	0.24	1.43	0.20	0.51	0.11	1.12	1.36	2.61
2030	9.19	0.08	0.67	0.35	0.24	1.43	0.20	0.51	0.11	1.12	1.36	2.65
2031	9.17	0.08	0.67	0.35	0.24	1.44	0.20	0.51	0.11	1.12	1.35	2.63
2032	9.18	0.08	0.67	0.35	0.23	1.45	0.20	0.51	0.11	1.12	1.34	2.64
2033	9.18	0.08	0.66	0.35	0.23	1.46	0.20	0.51	0.12	1.11	1.33	2.65
2034	9.20	0.08	0.66	0.35	0.23	1.47	0.20	0.51	0.12	1.11	1.33	2.67
2035	9.20	0.08	0.66	0.35	0.23	1.48	0.20	0.51	0.12	1.11	1.32	2.68
2036	9.21	0.08	0.66	0.35	0.23	1.49	0.20	0.50	0.12	1.11	1.31	2.68
2037	9.20	0.08	0.65	0.35	0.22	1.50	0.20	0.50	0.12	1.11	1.30	2.69
2038	9.19	0.08	0.65	0.35	0.22	1.51	0.20	0.50	0.12	1.11	1.29	2.69
2039	9.19	0.08	0.65	0.36	0.22	1.51	0.20	0.49	0.12	1.11	1.28	2.69
2040	9.21	0.08	0.65	0.36	0.22	1.52	0.20	0.49	0.12	1.10	1.28	2.73
2041	9.17	0.08	0.65	0.36	0.21	1.52	0.20	0.49	0.12	1.10	1.27	2.70
2042	9.17	0.08	0.65	0.36	0.21	1.52	0.20	0.48	0.12	1.10	1.26	2.71
2043	9.17	0.08	0.65	0.36	0.21	1.53	0.20	0.48	0.12	1.10	1.25	2.72
2044	9.17	0.08	0.64	0.36	0.21	1.53	0.20	0.48	0.12	1.09	1.24	2.73
2045	9.17	0.08	0.64	0.36	0.21	1.53	0.20	0.47	0.12	1.09	1.23	2.74
2046	9.17	0.08	0.64	0.36	0.21	1.54	0.20	0.47	0.12	1.09	1.23	2.76
2047	9.18	0.08	0.64	0.36	0.20	1.54	0.20	0.47	0.12	1.09	1.22	2.77
2048	9.18	0.08	0.64	0.36	0.20	1.54	0.20	0.47	0.12	1.08	1.21	2.78
2049	9.19	0.08	0.64	0.36	0.20	1.55	0.20	0.46	0.12	1.08	1.20	2.79
2050	9.22	0.07	0.64	0.36	0.20	1.55	0.20	0.46	0.12	1.08	1.20	2.84

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.8%
Expected job growth:	1.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.6%

Expected population growth:	0.0%
Net migration to account for:	N/A
Expected growth in number of vehicles:	2.4%

### Demographics (2016)

Unemployment rate (April 2016):	5.8%
County rank* in California (58 counties):	27th
Working age (16-64) population:	59.9%

Population with B.A. or higher:	21.7%
Median home selling price (2015):	\$236,000
Median household income:	\$60,125

### Quality of Life

Violent crime rate (2014):	236 per 100,000 persons
County rank* in California (58 counties):	10th
Average commute time to work (2016):	36.0 minutes

High School drop out rate (2015):	4.0%
Households at/below poverty line (2016):	7.0%

\* The county ranked 1st corresponds to the lowest rate in California

# COLUSA COUNTY ECONOMIC FORECAST

Colusa County is located northwest of the Sacramento Valley. The dominant industry in the county is agriculture. Rice and almonds are the major crops, accounting for approximately 60 percent of total agricultural output. Colusa County has a population of 22,300 people and a total of 8,800 wage and salary jobs. The per capita income is \$44,768 and the average salary per worker is \$48,703.

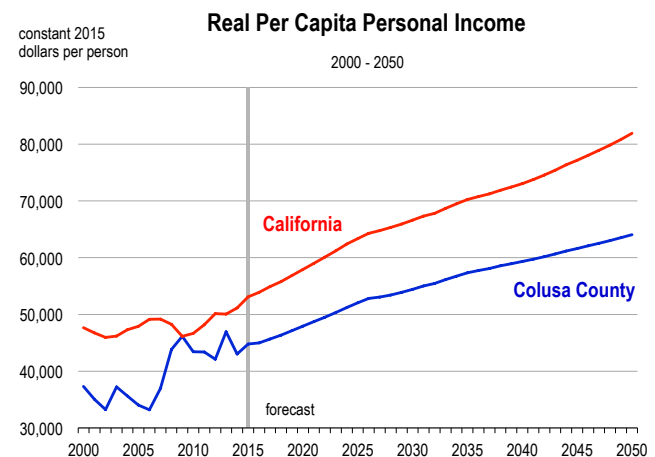
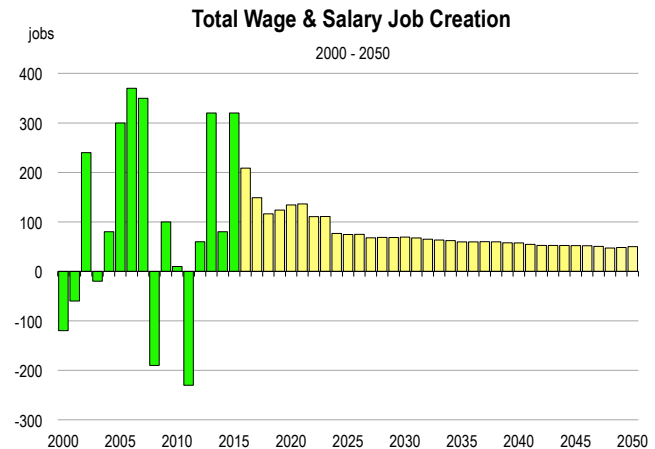
In 2015, a total of 320 wage and salary jobs were gained in Colusa County, representing a growth rate of 3.8 percent. Non-farm employment increased by 2.7 percent, while farm employment grew by 9.8 percent. The unemployment rate improved substantially, falling from 17.5 percent in 2014 to 15.5 percent in 2015. However, despite this improvement, Colusa County has one of the highest unemployment rates in the state.

During 2015, the largest job gains were observed in agriculture (+230 jobs), manufacturing (+140 jobs), and wholesale and retail trade (+30 jobs). The largest decreases occurred in transportation and utilities (-60 jobs).

Between 2010 and 2015, the population of Colusa County grew at an annual average rate of 0.8 percent. All of this growth was due to the natural increase (new births) as net migration was negative.

## FORECAST HIGHLIGHTS

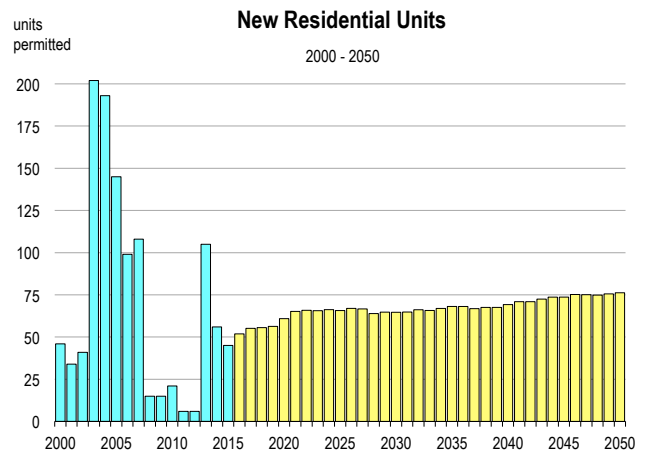
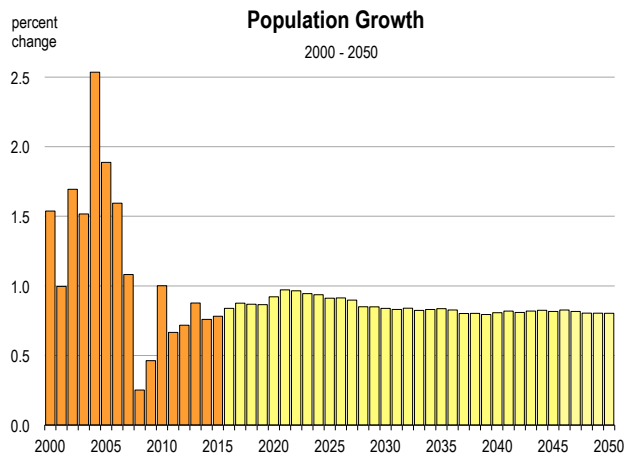
- Total wage and salary job growth is projected to be 2.4 percent in 2016. From 2016 to 2021, total employment growth will average 1.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Colusa County, inflation-adjusted salaries are expected to rise by an average of 2.5 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest employment gains will be observed in agriculture and government. Combined, these sectors will account for 64 percent of net job creation in the county.
- The population in the county will continue to expand, with growth accelerating slightly over the next five years. Annual growth in the 2016-2021 period will average 0.9 percent.
- Between 2016 and 2021, an average of 25 net migrants will enter the county each year.
- Real per capita income is forecasted to increase by 0.4 percent in 2016. Between 2016 and 2021, real per capita income is expected to increase by 1.6 percent per year.
- Between 2016 and 2021, total taxable sales, adjusted for inflation, are forecasted to rise at an average annual rate of 0.7 percent.
- Industrial production will rise by an average of 2.3 percent per year from 2016 to 2021. Over the same period, total crop production will increase by 1.1 percent per year. The principal crops in the county are rice and almonds.



# Colusa County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	21,483	21	27.8	7.1	21	\$343	\$0.85	\$43,434	1.3	704.9	199.1	20.9
2011	21,626	-18	27.3	7.1	6	\$380	\$0.88	\$43,368	2.7	704.9	210.6	21.5
2012	21,781	0	27.2	7.1	6	\$337	\$0.87	\$42,086	2.7	745.9	243.8	20.9
2013	21,972	0	27.9	7.1	105	\$372	\$1.00	\$46,956	2.3	950.7	282.1	19.0
2014	22,139	0	28.5	7.2	56	\$351	\$0.94	\$43,033	2.8	889.1	338.7	17.5
2015	22,312	0	29.2	7.2	45	\$394	\$1.00	\$44,768	2.6	911.4	368.8	15.5
2016	22,499	20	30.0	7.3	52	\$409	\$1.04	\$44,967	2.7	940.2	388.6	13.2
2017	22,696	23	30.4	7.3	55	\$425	\$1.10	\$45,665	3.4	949.2	396.1	11.6
2018	22,893	17	30.8	7.4	56	\$441	\$1.16	\$46,350	3.4	962.7	405.4	10.9
2019	23,091	14	31.2	7.4	56	\$458	\$1.22	\$47,157	3.0	973.3	414.9	10.5
2020	23,304	25	31.6	7.5	61	\$474	\$1.29	\$47,932	3.0	980.7	424.1	10.3
2021	23,531	38	32.0	7.5	65	\$491	\$1.36	\$48,738	2.9	991.8	436.4	10.1
2022	23,758	39	32.3	7.6	66	\$507	\$1.43	\$49,513	2.9	992.0	445.8	9.9
2023	23,982	36	32.7	7.6	66	\$524	\$1.51	\$50,349	2.8	995.2	456.4	9.7
2024	24,207	35	32.9	7.7	66	\$541	\$1.59	\$51,216	2.6	996.4	464.6	9.5
2025	24,427	30	33.1	7.8	66	\$560	\$1.67	\$52,046	2.5	997.7	472.9	9.2
2026	24,650	32	33.3	7.8	67	\$578	\$1.75	\$52,810	2.5	998.3	482.6	9.0
2027	24,872	30	33.5	7.9	67	\$596	\$1.82	\$53,067	2.9	998.9	492.3	8.8
2028	25,083	20	33.8	7.9	64	\$616	\$1.89	\$53,433	2.7	999.3	503.4	8.7
2029	25,296	22	34.0	8.0	65	\$635	\$1.97	\$53,903	2.5	999.6	515.0	8.6
2030	25,508	21	34.2	8.1	65	\$656	\$2.05	\$54,430	2.4	999.9	527.0	8.6
2031	25,720	18	34.4	8.1	65	\$679	\$2.13	\$55,010	2.3	1,000.1	539.4	8.5
2032	25,936	18	34.6	8.2	66	\$703	\$2.22	\$55,466	2.5	1,000.3	552.1	8.4
2033	26,150	11	34.8	8.2	66	\$727	\$2.31	\$56,137	2.1	1,000.4	565.0	8.4
2034	26,367	13	35.0	8.3	67	\$752	\$2.40	\$56,749	2.3	1,000.6	578.2	8.3
2035	26,588	13	35.1	8.4	68	\$777	\$2.50	\$57,323	2.4	1,000.7	591.8	8.3
2036	26,807	10	35.3	8.4	68	\$802	\$2.60	\$57,726	2.8	1,000.9	605.7	8.2
2037	27,022	6	35.5	8.5	67	\$828	\$2.71	\$58,103	2.9	1,001.0	619.8	8.2
2038	27,239	8	35.7	8.6	68	\$854	\$2.83	\$58,561	2.7	1,001.2	634.3	8.1
2039	27,456	7	35.9	8.6	68	\$880	\$2.94	\$58,937	2.9	1,001.3	649.2	8.1
2040	27,677	11	36.0	8.7	69	\$906	\$3.06	\$59,317	2.8	1,001.4	664.6	8.0
2041	27,904	14	36.2	8.7	71	\$932	\$3.19	\$59,739	2.6	1,001.6	680.5	8.0
2042	28,130	11	36.4	8.8	71	\$958	\$3.31	\$60,190	2.5	1,001.8	696.8	7.9
2043	28,360	14	36.5	8.9	72	\$983	\$3.44	\$60,656	2.4	1,001.9	713.4	7.9
2044	28,594	16	36.7	8.9	74	\$1,008	\$3.57	\$61,185	2.2	1,002.0	730.5	7.9
2045	28,828	15	36.8	9.0	74	\$1,034	\$3.70	\$61,627	2.4	1,002.2	748.1	7.8
2046	29,066	20	37.0	9.1	75	\$1,060	\$3.84	\$62,081	2.3	1,002.4	766.0	7.8
2047	29,303	18	37.1	9.2	75	\$1,087	\$3.98	\$62,537	2.3	1,002.5	784.5	7.7
2048	29,539	15	37.3	9.2	75	\$1,115	\$4.13	\$63,018	2.3	1,002.7	803.3	7.7
2049	29,776	17	37.4	9.3	76	\$1,143	\$4.28	\$63,528	2.3	1,002.8	822.6	7.7
2050	30,016	19	37.6	9.4	76	\$1,172	\$4.44	\$64,065	2.3	1,003.0	842.5	7.6

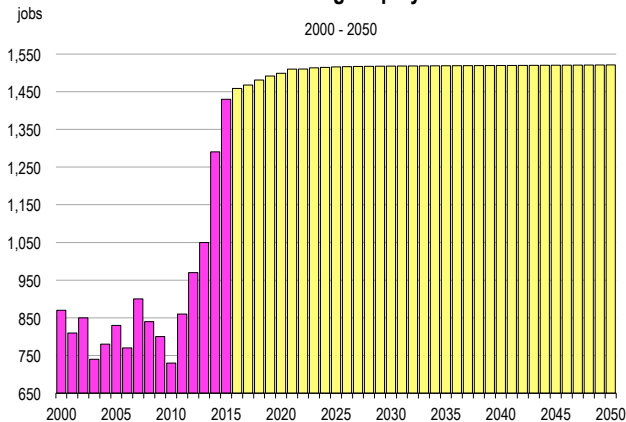


# Colusa County Employment Forecast

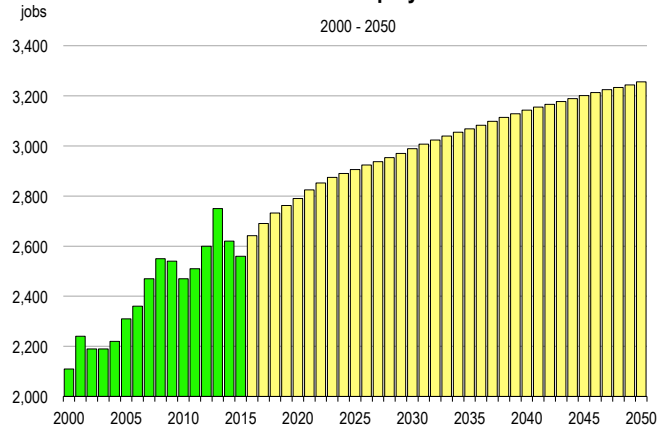
## 2010-2015 History, 2016-2050 Forecast

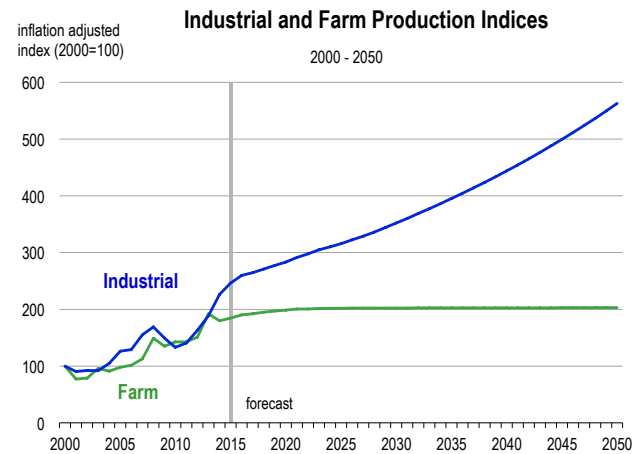
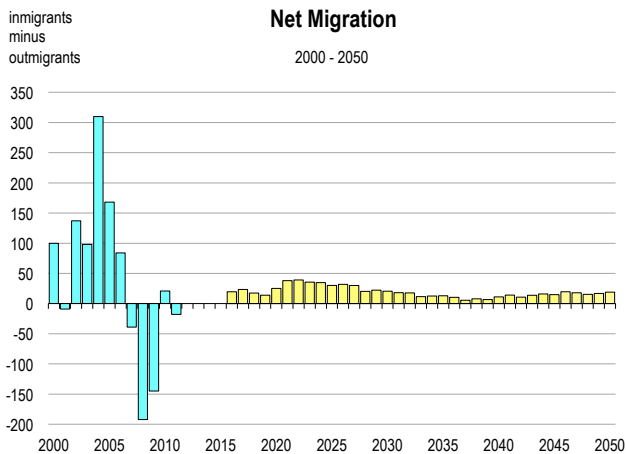
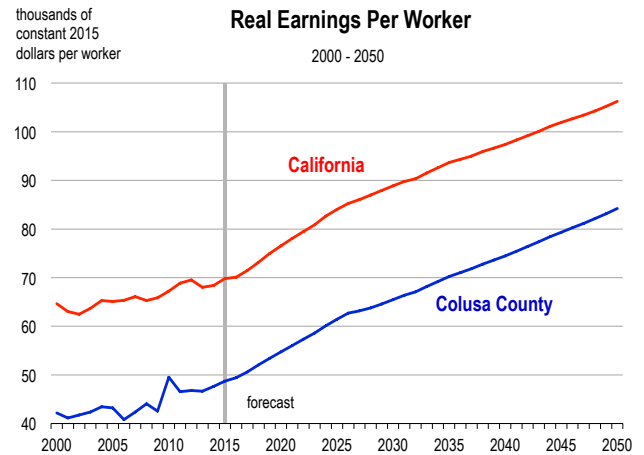
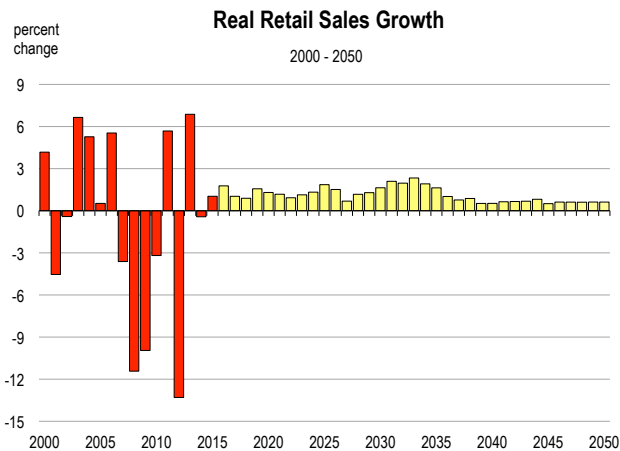
	Total Wage & Salary	Farm	Mining & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----										
2010	8.26	2.42	0.56	0.73	0.19	1.03	0.18	0.47	0.60	2.08
2011	8.03	2.48	0.12	0.86	0.18	1.12	0.17	0.46	0.58	2.06
2012	8.09	2.28	0.15	0.97	0.16	1.21	0.17	0.45	0.61	2.09
2013	8.41	2.40	0.09	1.05	0.22	1.24	0.16	0.52	0.61	2.12
2014	8.49	2.35	0.08	1.29	0.24	1.08	0.15	0.54	0.61	2.15
2015	8.81	2.58	0.08	1.43	0.18	1.09	0.14	0.56	0.59	2.16
2016	9.02	2.62	0.08	1.46	0.20	1.11	0.15	0.57	0.60	2.22
2017	9.17	2.65	0.08	1.47	0.21	1.13	0.16	0.59	0.60	2.28
2018	9.28	2.67	0.08	1.48	0.22	1.14	0.17	0.60	0.60	2.32
2019	9.41	2.69	0.08	1.49	0.22	1.14	0.17	0.62	0.60	2.38
2020	9.54	2.71	0.08	1.50	0.23	1.15	0.18	0.63	0.60	2.47
2021	9.68	2.72	0.08	1.51	0.24	1.15	0.18	0.65	0.60	2.54
2022	9.79	2.73	0.08	1.51	0.25	1.15	0.18	0.66	0.60	2.62
2023	9.90	2.73	0.08	1.51	0.26	1.16	0.19	0.67	0.60	2.70
2024	9.98	2.74	0.08	1.51	0.26	1.16	0.19	0.68	0.60	2.75
2025	10.05	2.74	0.08	1.52	0.26	1.17	0.19	0.69	0.60	2.80
2026	10.13	2.75	0.08	1.52	0.26	1.17	0.19	0.70	0.60	2.86
2027	10.19	2.75	0.08	1.52	0.26	1.17	0.19	0.72	0.60	2.91
2028	10.26	2.75	0.08	1.52	0.26	1.17	0.18	0.73	0.60	2.96
2029	10.33	2.75	0.08	1.52	0.26	1.18	0.18	0.74	0.60	3.01
2030	10.40	2.75	0.08	1.52	0.26	1.18	0.18	0.76	0.60	3.06
2031	10.47	2.75	0.08	1.52	0.27	1.18	0.18	0.77	0.60	3.11
2032	10.53	2.75	0.08	1.52	0.27	1.19	0.19	0.78	0.60	3.15
2033	10.60	2.76	0.08	1.52	0.27	1.19	0.19	0.79	0.60	3.20
2034	10.66	2.76	0.08	1.52	0.27	1.19	0.19	0.80	0.60	3.25
2035	10.72	2.76	0.08	1.52	0.27	1.20	0.19	0.81	0.60	3.29
2036	10.78	2.76	0.08	1.52	0.27	1.20	0.19	0.82	0.60	3.34
2037	10.84	2.76	0.08	1.52	0.27	1.20	0.19	0.83	0.60	3.38
2038	10.90	2.76	0.08	1.52	0.27	1.21	0.19	0.84	0.61	3.43
2039	10.96	2.76	0.08	1.52	0.27	1.21	0.19	0.85	0.61	3.47
2040	11.01	2.76	0.08	1.52	0.27	1.21	0.19	0.86	0.61	3.51
2041	11.07	2.76	0.08	1.52	0.28	1.22	0.19	0.87	0.61	3.55
2042	11.12	2.76	0.08	1.52	0.28	1.22	0.19	0.88	0.61	3.59
2043	11.17	2.76	0.08	1.52	0.28	1.22	0.19	0.88	0.61	3.63
2044	11.22	2.76	0.08	1.52	0.28	1.23	0.19	0.89	0.61	3.67
2045	11.28	2.76	0.08	1.52	0.28	1.23	0.19	0.90	0.61	3.71
2046	11.33	2.76	0.08	1.52	0.28	1.23	0.19	0.90	0.61	3.75
2047	11.38	2.76	0.08	1.52	0.28	1.24	0.19	0.91	0.61	3.79
2048	11.43	2.76	0.08	1.52	0.28	1.24	0.19	0.91	0.61	3.83
2049	11.47	2.76	0.08	1.52	0.29	1.24	0.19	0.92	0.61	3.87
2050	11.52	2.76	0.08	1.52	0.29	1.25	0.19	0.93	0.61	3.91

**Manufacturing Employment**



**Services Employment**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.1%
Expected job growth:	7.3%
Fastest growing jobs sector:	Financial Activities
Expected personal income growth:	13.4%

Expected population growth:	4.6%
Net migration to account for:	11.4%
Expected growth in number of vehicles:	6.7%

### Demographics (2016)

Unemployment rate (April 2016):	16.2%
County rank* in California (58 counties):	57th
Working age (16-64) population:	61.8%

Population with B.A. degree or higher:	14.1%
Median home selling price (2015):	\$200,000
Median household income:	54,002

### Quality of Life

Violent crime rate (2014):	181 per 100,000 persons
County rank* in California (58 counties):	3rd
Average commute time to work (2016):	23.0 minutes

High School drop out rate (2015):	7.3%
Households at/below poverty line (2016):	10.4%

\* The county ranked 1st corresponds to the lowest rate in California



# CONTRA COSTA COUNTY ECONOMIC FORECAST

Contra Costa County is located on the eastern edge of the San Francisco Bay. It has a population of 1.1 million people and a total of 353,800 wage and salary jobs. The per capita income is \$68,126, and the average salary per worker is \$75,274.

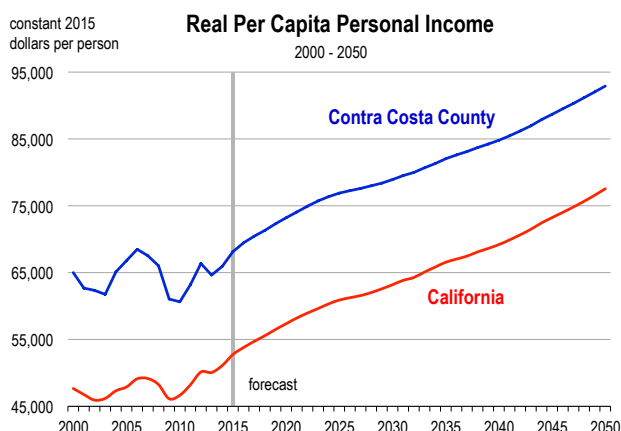
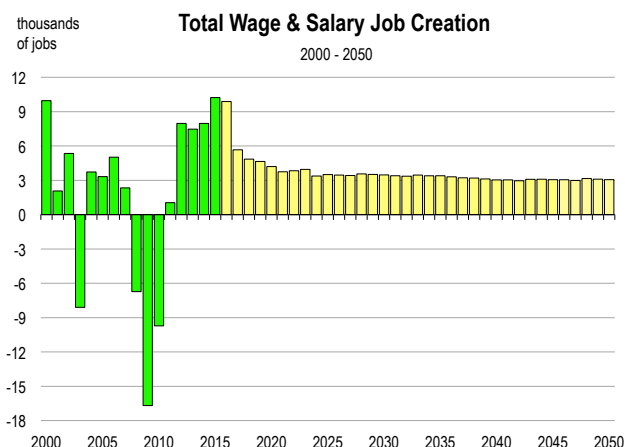
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Contra Costa County, 10,200 jobs were created, representing an increase of 3.0 percent. The unemployment rate improved substantially, falling from 6.2 percent in 2014 to 5.0 percent in 2015.

During 2015, the largest employment increases were observed in education and healthcare (+1,800 jobs), leisure and hospitality (+1,500 jobs), wholesale and retail trade (+1,500 jobs), construction (+1,500 jobs), and professional and business services (+1,200 jobs). Meaningful employment losses were not observed in any major sector.

Between 2010 and 2015, the population increased at an annual average rate of 1.2 percent. More than half of this growth was the result of net migration, as an average of 7,000 net migrants entered the county each year. Some of these individuals moved to Contra Costa County to escape the comparatively higher housing prices of San Francisco and Silicon Valley, while others relocated to the Bay Area for its robust job market and high wages.

## FORECAST HIGHLIGHTS

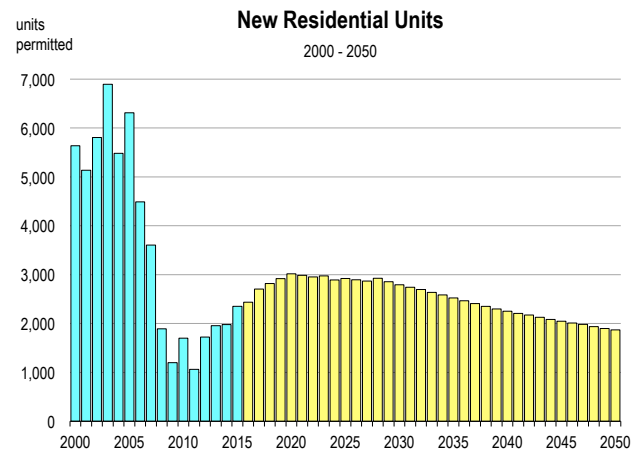
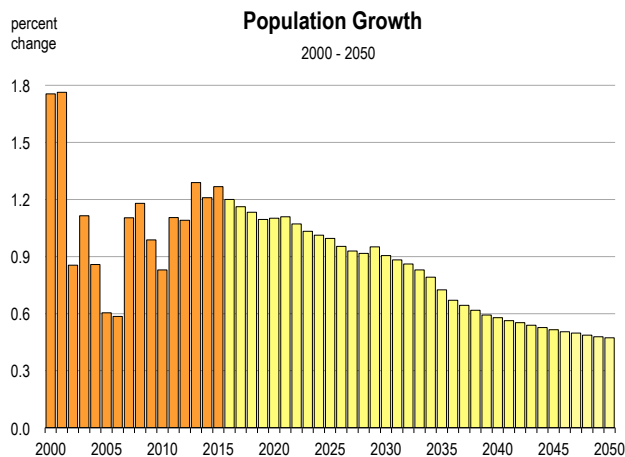
- In 2016, total employment will expand by 2.8 percent. From 2016 to 2021, employment growth is expected to average 1.2 percent per year.
- Average salaries are currently above the California State average, and will remain so for the foreseeable future. In Contra Costa County, inflation-adjusted salaries are forecasted to rise by an average of 1.3 percent per year between 2016 and 2021.
- The largest job gains will be observed in leisure and hospitality, education and healthcare, professional and business services, and wholesale and retail trade. Together, these industries will account for 77 percent of net job creation between 2016 and 2021.
- The population of Contra Costa County is projected to grow at an annual average rate of 1.1 percent from 2016 to 2021.
- From 2016 to 2021, an average of 8,100 net migrants will enter the county each year, accounting for more than 60 percent of total population growth.
- Between 2016 and 2021, an average of 2,800 housing permits will be issued each year. The largest development project in the county will be located near the North Concord/Martinez Bart station. The project will contain up to 12,250 new homes. Construction may begin within the next few years, but will continue well beyond the year 2021.
- Real per capita income will increase by 2.0 percent in 2016. Between 2016 and 2021, real per capita income is expected to grow by 1.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year from 2016 to 2021.
- Industrial production is expected to rise by 2.8 percent in 2016. Between 2016 and 2021, the growth rate of industrial production will average 2.4 percent per year.



# Contra Costa County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

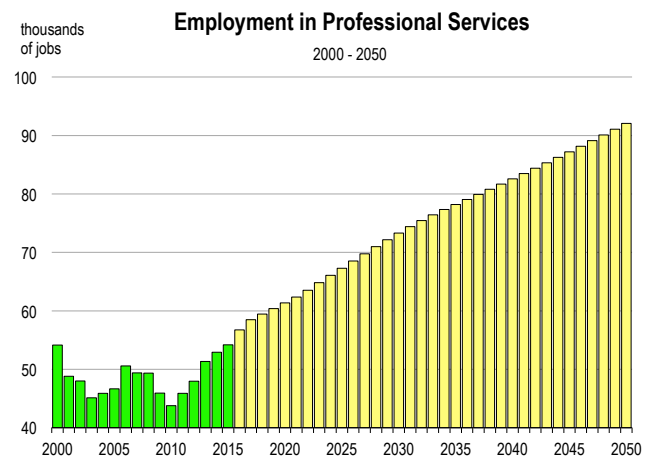
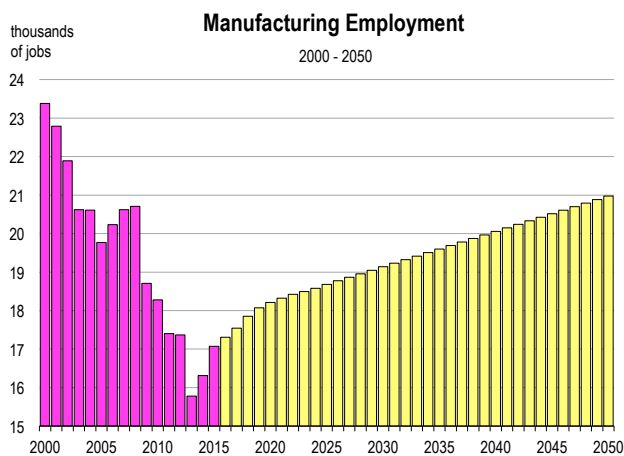
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,052,157	3,008	0.92	375.4	1,699	\$12.0	\$56.1	\$60,640	1.3	90.5	5.2	11.0
2011	1,063,780	6,528	0.91	377.9	1,063	\$12.8	\$60.7	\$63,209	2.7	102.9	4.8	10.3
2012	1,075,384	6,635	0.92	379.2	1,722	\$14.0	\$66.2	\$66,374	2.7	98.2	4.9	9.0
2013	1,089,243	8,883	0.95	378.9	1,955	\$14.5	\$66.7	\$64,641	2.3	102.2	4.7	7.5
2014	1,102,416	8,125	0.97	381.1	1,979	\$15.0	\$70.8	\$65,936	2.8	122.9	4.9	6.2
2015	1,116,385	8,547	1.00	382.9	2,354	\$15.7	\$76.1	\$68,126	2.6	124.6	5.1	5.0
2016	1,129,783	8,486	1.03	387.4	2,436	\$16.6	\$80.5	\$69,476	2.5	124.3	5.3	4.2
2017	1,142,910	8,216	1.05	390.9	2,705	\$17.3	\$85.5	\$70,455	3.6	122.9	5.4	3.9
2018	1,155,857	8,019	1.07	393.5	2,818	\$18.2	\$90.7	\$71,337	3.5	122.2	5.5	3.8
2019	1,168,513	7,690	1.08	396.3	2,918	\$18.9	\$95.1	\$72,332	2.3	122.0	5.7	3.7
2020	1,181,384	7,881	1.10	399.4	3,017	\$19.5	\$99.6	\$73,228	2.3	122.0	5.8	3.7
2021	1,194,486	8,106	1.11	402.5	2,986	\$20.2	\$104.2	\$74,095	2.3	121.7	5.9	3.7
2022	1,207,284	7,773	1.12	405.4	2,953	\$20.8	\$109.0	\$74,933	2.3	121.7	6.1	3.7
2023	1,219,752	7,425	1.13	408.4	2,975	\$21.5	\$113.9	\$75,744	2.3	121.6	6.2	3.7
2024	1,232,099	7,303	1.14	411.4	2,891	\$22.2	\$119.0	\$76,373	2.6	121.6	6.3	3.7
2025	1,244,362	7,234	1.14	414.2	2,921	\$23.0	\$124.4	\$76,897	2.8	121.5	6.5	3.7
2026	1,256,226	6,848	1.15	417.1	2,895	\$23.8	\$129.8	\$77,286	2.9	121.5	6.6	3.7
2027	1,267,897	6,671	1.15	420.0	2,869	\$24.6	\$135.4	\$77,608	2.9	121.5	6.8	3.7
2028	1,279,518	6,666	1.16	422.7	2,926	\$25.6	\$141.0	\$78,000	2.7	121.5	6.9	3.7
2029	1,291,685	7,225	1.16	425.6	2,855	\$26.5	\$146.6	\$78,408	2.5	121.5	7.1	3.6
2030	1,303,375	6,789	1.17	428.4	2,793	\$27.6	\$152.5	\$78,944	2.4	121.5	7.3	3.6
2031	1,314,876	6,605	1.18	431.1	2,742	\$28.8	\$158.6	\$79,520	2.3	121.6	7.5	3.6
2032	1,326,195	6,427	1.18	433.8	2,696	\$30.0	\$164.9	\$80,005	2.5	121.6	7.7	3.6
2033	1,337,198	6,110	1.19	436.4	2,637	\$31.4	\$171.3	\$80,681	2.1	121.7	7.9	3.6
2034	1,347,782	5,712	1.19	439.0	2,585	\$32.7	\$178.0	\$81,337	2.3	121.8	8.1	3.6
2035	1,357,552	4,959	1.20	441.5	2,523	\$34.0	\$185.2	\$82,047	2.4	121.9	8.3	3.6
2036	1,366,650	4,329	1.21	443.9	2,466	\$35.3	\$193.0	\$82,616	2.8	122.0	8.6	3.6
2037	1,375,445	4,106	1.21	446.3	2,408	\$36.6	\$201.0	\$83,121	2.9	122.1	8.8	3.6
2038	1,383,939	3,884	1.22	448.5	2,351	\$37.8	\$209.2	\$83,724	2.7	122.2	9.0	3.6
2039	1,392,141	3,669	1.22	450.7	2,298	\$39.1	\$217.9	\$84,261	2.9	122.3	9.3	3.6
2040	1,400,195	3,592	1.23	452.9	2,252	\$40.4	\$226.7	\$84,827	2.8	122.4	9.5	3.6
2041	1,408,077	3,500	1.24	454.9	2,207	\$41.7	\$235.8	\$85,490	2.6	122.6	9.8	3.6
2042	1,415,855	3,457	1.25	457.0	2,174	\$43.0	\$245.0	\$86,201	2.5	122.7	10.0	3.6
2043	1,423,485	3,366	1.25	459.0	2,128	\$44.4	\$254.5	\$86,990	2.4	122.8	10.3	3.6
2044	1,430,982	3,286	1.26	461.0	2,084	\$45.7	\$264.2	\$87,888	2.2	123.0	10.6	3.6
2045	1,438,355	3,218	1.27	462.9	2,047	\$47.0	\$274.5	\$88,711	2.4	123.1	10.9	3.6
2046	1,445,613	3,154	1.28	464.8	2,010	\$48.3	\$284.9	\$89,532	2.3	123.3	11.2	3.6
2047	1,452,808	3,135	1.29	466.7	1,983	\$49.8	\$296.4	\$90,342	2.6	123.5	11.5	3.6
2048	1,459,880	3,040	1.30	468.6	1,937	\$51.4	\$308.4	\$91,186	2.6	123.6	11.8	3.6
2049	1,466,863	2,990	1.31	470.4	1,898	\$53.0	\$321.2	\$92,045	2.7	123.8	12.1	3.6
2050	1,473,799	2,966	1.32	472.1	1,870	\$54.8	\$335.1	\$92,922	2.9	123.9	12.4	3.6

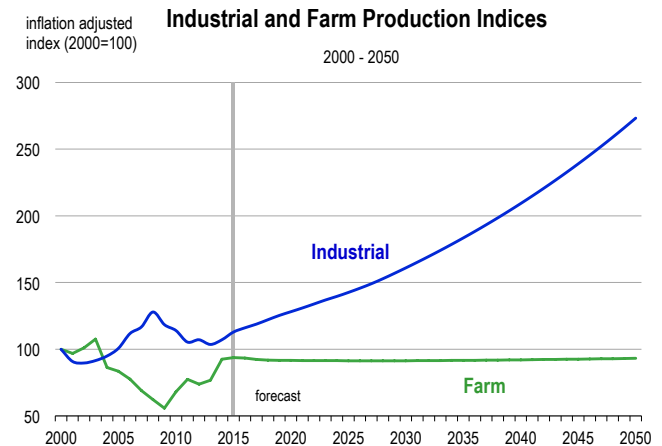
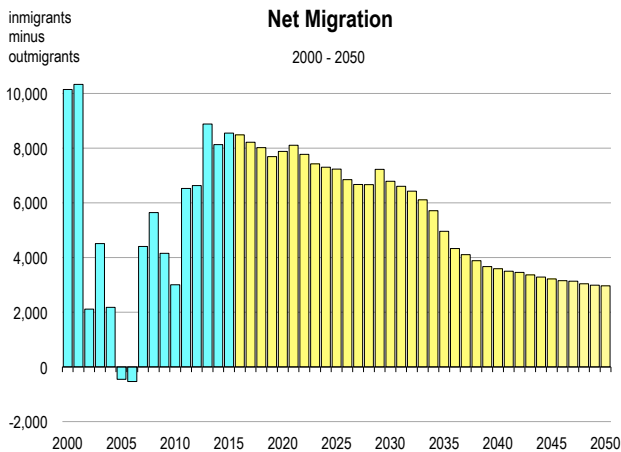
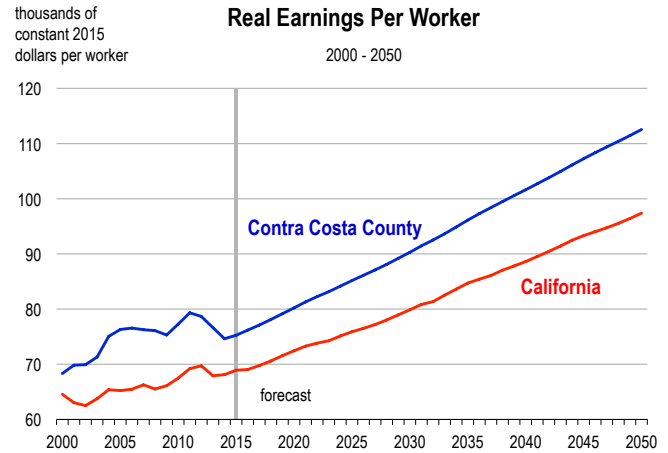
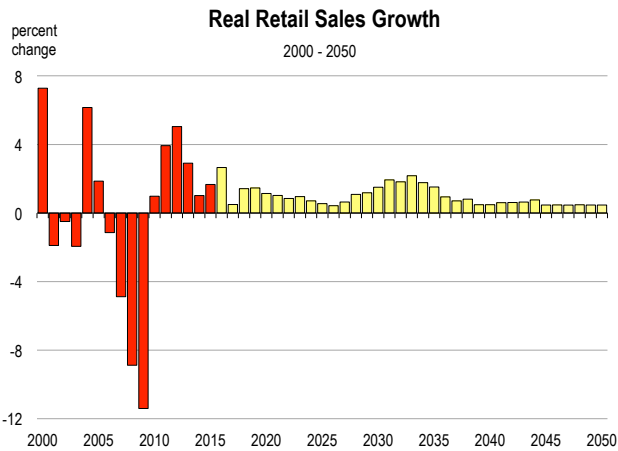


# Contra Costa County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	319.1	0.71	18.3	18.3	8.0	48.0	25.3	43.8	9.6	54.9	31.3	49.2
2011	320.1	0.83	17.8	17.4	8.1	48.5	24.8	45.9	9.0	55.5	32.3	47.8
2012	328.1	0.79	19.7	17.4	8.1	49.4	25.3	48.0	8.4	57.3	33.4	48.0
2013	335.6	0.90	21.6	15.8	8.5	49.8	25.3	51.3	8.5	58.4	35.4	48.1
2014	343.6	0.84	22.4	16.3	9.0	50.8	25.1	52.9	8.4	59.3	37.1	49.1
2015	353.8	0.76	23.9	17.1	9.7	52.3	25.2	54.2	8.8	61.1	38.6	49.7
2016	363.7	0.76	25.4	17.3	9.8	53.1	25.8	56.7	9.2	63.1	39.9	49.8
2017	369.4	0.75	25.4	17.5	9.9	53.6	26.1	58.5	9.5	64.1	41.1	50.0
2018	374.2	0.74	25.2	17.9	10.0	54.1	26.5	59.4	9.7	65.3	42.1	50.2
2019	378.9	0.74	25.3	18.1	10.1	54.5	26.7	60.4	9.9	66.5	43.0	50.4
2020	383.1	0.74	25.4	18.2	10.2	54.8	26.8	61.4	10.1	67.8	43.7	50.6
2021	386.8	0.74	25.2	18.3	10.3	55.1	26.8	62.4	10.2	69.0	44.4	50.8
2022	390.7	0.74	25.1	18.4	10.4	55.4	26.9	63.5	10.4	70.3	44.9	50.9
2023	394.6	0.74	25.1	18.5	10.5	55.6	27.0	64.8	10.5	71.6	45.3	51.1
2024	398.0	0.73	24.7	18.6	10.6	55.8	27.1	66.1	10.6	72.8	45.7	51.3
2025	401.5	0.73	24.7	18.7	10.7	56.0	27.2	67.3	10.8	73.9	46.0	51.5
2026	405.0	0.73	24.7	18.8	10.9	56.2	27.2	68.5	10.9	74.9	46.3	51.7
2027	408.4	0.73	24.8	18.9	11.0	56.4	27.3	69.8	11.0	75.9	46.5	51.8
2028	412.0	0.73	24.9	19.0	11.1	56.6	27.4	71.0	11.1	76.9	46.8	52.0
2029	415.5	0.73	24.9	19.0	11.2	56.9	27.5	72.2	11.2	78.0	47.0	52.3
2030	419.0	0.73	24.8	19.1	11.4	57.2	27.6	73.3	11.4	79.1	47.2	52.5
2031	422.4	0.73	24.6	19.2	11.5	57.6	27.7	74.4	11.5	80.2	47.4	52.7
2032	425.7	0.74	24.5	19.3	11.6	58.0	27.8	75.4	11.6	81.2	47.6	52.9
2033	429.2	0.74	24.4	19.4	11.8	58.5	27.9	76.4	11.8	82.3	47.8	53.1
2034	432.6	0.74	24.3	19.5	11.9	59.0	28.0	77.3	11.9	83.4	48.1	53.3
2035	436.0	0.74	24.3	19.6	12.0	59.4	28.1	78.2	12.0	84.4	48.3	53.6
2036	439.3	0.74	24.4	19.7	12.2	59.8	28.1	79.1	12.2	85.5	48.5	53.8
2037	442.5	0.74	24.4	19.8	12.3	60.1	28.2	79.9	12.3	86.6	48.7	54.0
2038	445.7	0.74	24.4	19.9	12.5	60.4	28.2	80.8	12.4	87.7	48.9	54.3
2039	448.8	0.74	24.4	20.0	12.6	60.6	28.1	81.7	12.6	88.8	49.1	54.5
2040	451.9	0.74	24.4	20.1	12.8	60.8	28.1	82.6	12.7	89.9	49.3	54.8
2041	454.9	0.74	24.3	20.1	12.9	61.0	28.0	83.5	12.8	91.0	49.5	55.0
2042	457.9	0.74	24.2	20.2	13.1	61.2	27.9	84.4	13.0	92.1	49.8	55.3
2043	461.0	0.75	24.2	20.3	13.3	61.4	27.8	85.3	13.1	93.2	50.0	55.5
2044	464.1	0.75	24.2	20.4	13.4	61.7	27.7	86.3	13.3	94.3	50.2	55.8
2045	467.1	0.75	24.2	20.5	13.6	61.9	27.5	87.2	13.4	95.4	50.4	56.0
2046	470.2	0.75	24.1	20.6	13.8	62.0	27.4	88.2	13.5	96.5	50.6	56.3
2047	473.2	0.75	24.0	20.7	13.9	62.2	27.2	89.1	13.7	97.6	50.8	56.6
2048	476.3	0.75	24.0	20.8	14.1	62.4	27.0	90.1	13.8	98.8	51.0	56.8
2049	479.4	0.75	24.0	20.9	14.3	62.6	26.8	91.1	14.0	99.9	51.2	57.1
2050	482.5	0.75	23.9	21.0	14.5	62.8	26.6	92.1	14.1	101.1	51.4	57.4





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.7%
Expected job growth:	6.4%
Fastest growing jobs sector:	Information
Expected personal income growth:	12.8%

Expected population growth:	5.7%
Net migration to account for:	61.7%
Expected growth in number of vehicles:	8.1%

### Demographics (2016)

Unemployment rate (April 2016):	4.3%
County rank* in California (58 counties):	10th
Working age (16-64) population:	64.9%

Population with B.A. or higher:	39.0%
Median home selling price (2015):	\$475,000
Median household income:	\$83,007

### Quality of Life

Violent crime rate (2014):	310 per 100,000 persons
County rank* in California (58 counties):	20th
Average commute time to work (2016):	38.0 minutes

High School drop out rate (2015):	5.4%
Households at/below poverty line (2016):	8.0%

\* The county ranked 1st corresponds to the lowest rate in California

# DEL NORTE COUNTY ECONOMIC FORECAST

Del Norte County is located in the northwestern corner of California. The closest city with more than 100,000 residents is Eugene, Oregon, which lies 225 miles to the north. Del Norte County has a population of 27,100 people and a total of 8,100 wage and salary jobs. The per capita income is \$31,836 and the average salary per worker is \$48,931.

The public sector is the largest employer in the county, accounting for almost half of all wage and salary jobs. Pelican Bay State Penitentiary, located in Crescent City, is one of the largest entities, employing more than 1,300 people and housing approximately 2,200 inmates.

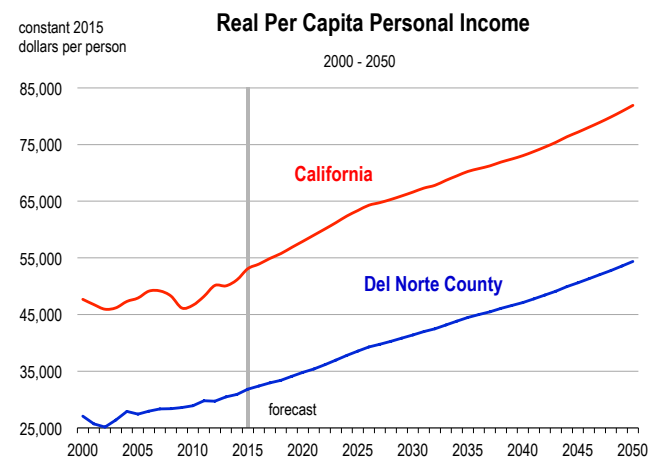
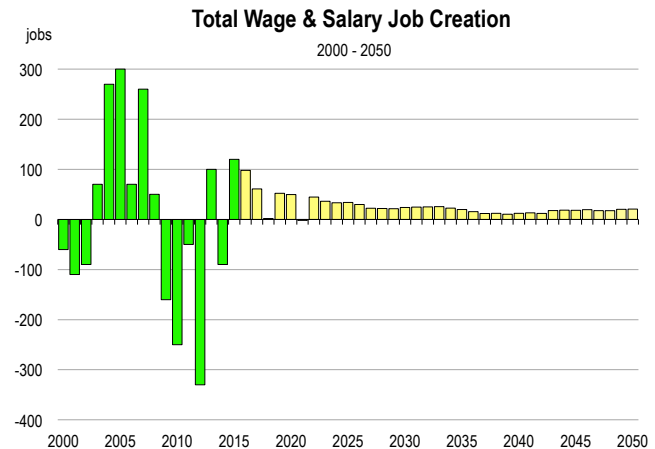
In 2015, a total of 120 total wage and salary jobs were gained in Del Norte County. This represents an increase of 1.5 percent, and is only the second year of gains since 2009. The unemployment rate improved during the course of the year, falling from 10.1 percent in 2014 to 8.6 percent in 2015.

During 2015, results were mixed across the major employment sectors. The largest gains were observed in government (+120 jobs) and leisure and hospitality (+20 jobs). The largest losses occurred in agriculture (-30 jobs). Most other sectors were relatively flat, neither gaining nor losing a substantial number of jobs.

The population of Del Norte County declined at an annual average rate of 1.0 percent between 2010 and 2015. Net migration was sharply negative, with an average of 340 net migrants leaving the county each year. Due to an ageing population, the natural increase (new births) was very low, adding only 40 residents to the population each year.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.2 percent in 2016. Over the entire 2016–2021 period, growth will average 0.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Del Norte County, inflation-adjusted salaries are expected to rise by an average of 2.1 percent per year over the 2016–2021 period.
- Between 2016 and 2021, the government sector will account for 87 percent of net job creation in the county. Meaningful employment gains are not expected in any other industry, while employment levels in the agriculture sector will continue to decline.
- Over the forecast period, the size of the population is not expected to change significantly. By 2021, the population will have grown by less than 0.1 percent

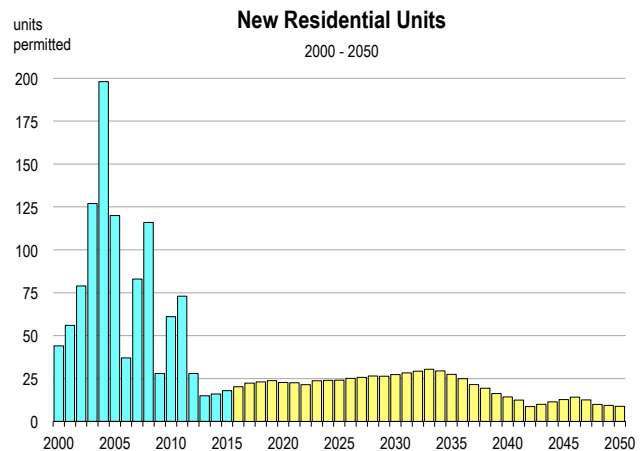
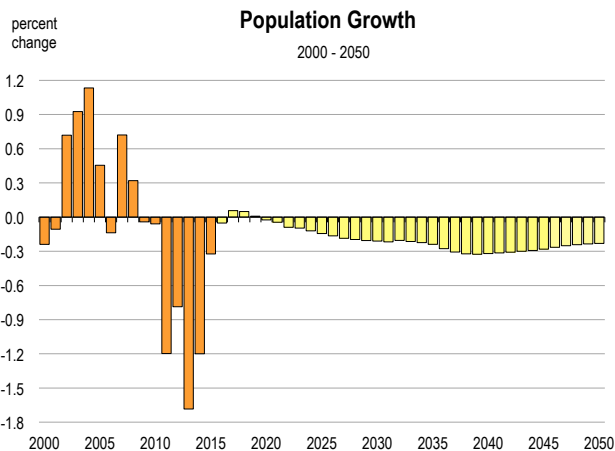


- Over the 2016–2021 period, an average of approximately 40 net migrants will leave the county each year. This will be offset by the natural increase which will add approximately 40 people to the population base each year.
- Real per capita income is expected to rise by 1.7 percent in 2016. From 2016 to 2021, the growth rate of real per capita income will average 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to grow at an average annual rate of 1.0 percent between 2016 and 2021.
- Industrial production is expected to increase by 2.9 percent in 2016. Over the following five years, industrial production will increase by an average rate of 3.1 percent per year.
- Total crop production will increase by an average of 0.4 percent per year between 2016 and 2021. Cattle products account for the principal agricultural commodity in the county.

# Del Norte County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	28,542	-126	27.4	9.9	61	\$204.3	\$0.75	\$28,914	1.3	40.4	23.2	13.2
2011	28,200	-388	26.8	9.9	73	\$211.8	\$0.78	\$29,778	2.7	44.9	23.2	13.3
2012	27,978	-266	26.2	9.9	28	\$226.5	\$0.79	\$29,703	2.7	42.1	15.9	13.5
2013	27,507	-534	26.5	10.0	15	\$234.7	\$0.81	\$30,493	2.3	43.6	19.0	11.8
2014	27,177	-382	26.1	10.0	16	\$240.5	\$0.83	\$30,921	2.8	45.2	16.5	10.1
2015	27,089	-148	26.5	10.0	18	\$236.7	\$0.86	\$31,836	2.6	46.8	19.3	8.6
2016	27,075	-63	26.6	10.0	20	\$251.6	\$0.90	\$32,381	2.7	47.6	19.9	6.7
2017	27,090	-32	26.6	10.0	22	\$262.2	\$0.94	\$32,940	3.4	47.9	20.3	6.0
2018	27,104	-31	26.5	10.0	23	\$273.0	\$0.99	\$33,396	3.4	48.0	20.9	6.0
2019	27,104	-42	26.4	10.0	24	\$284.1	\$1.04	\$34,105	3.0	48.2	21.6	5.8
2020	27,097	-47	26.4	10.1	23	\$295.0	\$1.09	\$34,779	3.0	48.3	22.3	5.7
2021	27,085	-51	26.3	10.1	23	\$305.9	\$1.14	\$35,396	2.9	48.6	23.1	5.6
2022	27,061	-60	26.2	10.1	21	\$316.4	\$1.19	\$36,163	2.9	48.7	24.0	5.4
2023	27,034	-59	26.1	10.1	24	\$327.6	\$1.25	\$36,942	2.8	48.7	24.9	5.3
2024	27,002	-62	26.1	10.1	24	\$339.2	\$1.31	\$37,795	2.6	48.9	25.7	5.2
2025	26,963	-66	26.0	10.2	24	\$351.6	\$1.36	\$38,566	2.5	48.8	26.6	5.0
2026	26,919	-68	26.0	10.2	25	\$363.9	\$1.42	\$39,286	2.5	48.9	27.6	4.9
2027	26,869	-70	25.9	10.2	26	\$376.8	\$1.47	\$39,752	2.9	48.8	28.7	4.9
2028	26,816	-69	25.9	10.2	26	\$389.7	\$1.53	\$40,271	2.7	48.9	29.9	4.8
2029	26,761	-68	25.9	10.3	26	\$402.7	\$1.58	\$40,823	2.5	49.0	31.1	4.8
2030	26,704	-66	25.8	10.3	27	\$416.6	\$1.63	\$41,394	2.4	49.1	32.4	4.8
2031	26,646	-65	25.8	10.3	28	\$431.7	\$1.69	\$41,995	2.3	49.1	33.7	4.8
2032	26,592	-58	25.8	10.3	29	\$448.2	\$1.74	\$42,481	2.5	49.2	35.0	4.8
2033	26,535	-58	25.8	10.4	30	\$464.5	\$1.80	\$43,184	2.1	49.2	36.3	4.8
2034	26,476	-58	25.8	10.4	29	\$481.8	\$1.86	\$43,840	2.3	49.4	37.7	4.7
2035	26,412	-60	25.8	10.4	27	\$499.0	\$1.93	\$44,489	2.4	49.3	39.2	4.7
2036	26,339	-68	25.8	10.4	25	\$517.1	\$1.99	\$44,986	2.8	49.5	40.6	4.7
2037	26,258	-74	25.9	10.5	21	\$535.1	\$2.06	\$45,474	2.9	49.4	42.2	4.7
2038	26,174	-76	25.9	10.5	19	\$552.2	\$2.14	\$46,068	2.7	49.6	43.7	4.7
2039	26,088	-75	26.0	10.5	16	\$570.2	\$2.21	\$46,591	2.9	49.7	45.4	4.7
2040	26,005	-73	26.1	10.5	14	\$588.3	\$2.29	\$47,147	2.8	49.8	47.0	4.7
2041	25,923	-70	26.1	10.5	12	\$606.1	\$2.37	\$47,775	2.6	49.9	48.8	4.7
2042	25,844	-69	26.2	10.5	9	\$624.0	\$2.45	\$48,433	2.5	49.9	50.5	4.7
2043	25,766	-67	26.2	10.5	10	\$641.9	\$2.53	\$49,137	2.4	50.0	52.4	4.7
2044	25,691	-65	26.2	10.6	11	\$659.6	\$2.61	\$49,919	2.2	50.2	54.3	4.7
2045	25,618	-63	26.3	10.6	13	\$678.0	\$2.70	\$50,607	2.4	50.3	56.2	4.7
2046	25,551	-59	26.3	10.6	14	\$696.5	\$2.79	\$51,324	2.3	50.4	58.2	4.6
2047	25,486	-56	26.3	10.6	13	\$715.4	\$2.88	\$52,037	2.3	50.4	60.3	4.6
2048	25,425	-55	26.3	10.6	10	\$734.9	\$2.98	\$52,778	2.3	50.4	62.5	4.6
2049	25,365	-54	26.3	10.6	9	\$754.9	\$3.08	\$53,558	2.3	50.5	64.7	4.6
2050	25,306	-53	26.3	10.6	9	\$775.5	\$3.18	\$54,371	2.3	50.5	67.0	4.6

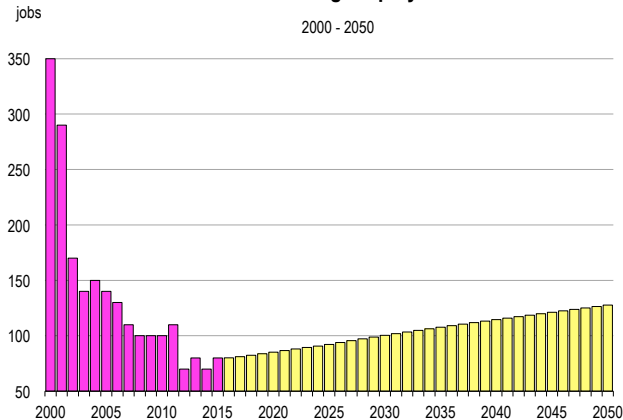


# Del Norte County Employment Forecast

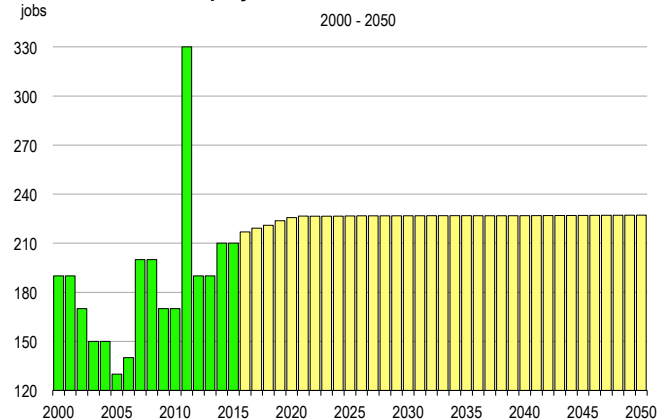
## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Mining, Logging, & Construction	Manufac- turing	Trade, Transportation, & Utilities	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----											
2010	8.36	0.32	0.17	0.10	1.08	0.18	0.17	0.09	1.49	0.76	3.90
2011	8.31	0.28	0.15	0.11	1.11	0.18	0.33	0.09	1.39	0.73	3.83
2012	7.98	0.30	0.16	0.07	1.05	0.19	0.19	0.09	1.30	0.74	3.76
2013	8.08	0.33	0.16	0.08	1.06	0.19	0.19	0.09	1.42	0.77	3.66
2014	7.99	0.33	0.14	0.07	1.01	0.18	0.21	0.08	1.42	0.75	3.68
2015	8.11	0.30	0.15	0.08	1.02	0.19	0.21	0.08	1.41	0.77	3.80
2016	8.21	0.28	0.15	0.08	1.02	0.19	0.22	0.08	1.44	0.77	3.87
2017	8.27	0.27	0.15	0.08	1.02	0.19	0.22	0.08	1.46	0.77	3.93
2018	8.27	0.26	0.15	0.08	1.02	0.19	0.22	0.08	1.46	0.77	3.93
2019	8.32	0.25	0.15	0.08	1.02	0.19	0.22	0.08	1.46	0.78	3.98
2020	8.37	0.25	0.15	0.09	1.03	0.19	0.23	0.08	1.47	0.78	4.02
2021	8.37	0.25	0.15	0.09	1.03	0.19	0.23	0.08	1.47	0.78	4.01
2022	8.41	0.24	0.15	0.09	1.02	0.19	0.23	0.08	1.48	0.78	4.06
2023	8.45	0.24	0.15	0.09	1.02	0.19	0.23	0.08	1.48	0.78	4.08
2024	8.48	0.24	0.15	0.09	1.02	0.19	0.23	0.08	1.49	0.78	4.11
2025	8.52	0.24	0.15	0.09	1.02	0.19	0.23	0.08	1.50	0.78	4.14
2026	8.55	0.24	0.16	0.09	1.02	0.19	0.23	0.08	1.51	0.78	4.16
2027	8.57	0.24	0.16	0.10	1.02	0.19	0.23	0.08	1.51	0.78	4.18
2028	8.59	0.24	0.16	0.10	1.02	0.19	0.23	0.08	1.52	0.79	4.20
2029	8.61	0.24	0.16	0.10	1.01	0.19	0.23	0.08	1.52	0.79	4.22
2030	8.64	0.24	0.16	0.10	1.01	0.19	0.23	0.08	1.53	0.79	4.23
2031	8.66	0.24	0.16	0.10	1.01	0.19	0.23	0.08	1.53	0.79	4.25
2032	8.69	0.24	0.16	0.10	1.01	0.19	0.23	0.08	1.54	0.79	4.27
2033	8.71	0.24	0.16	0.10	1.01	0.19	0.23	0.08	1.54	0.79	4.29
2034	8.74	0.24	0.16	0.11	1.01	0.19	0.23	0.08	1.55	0.79	4.31
2035	8.76	0.24	0.16	0.11	1.01	0.19	0.23	0.08	1.55	0.79	4.32
2036	8.77	0.24	0.16	0.11	1.01	0.19	0.23	0.08	1.56	0.79	4.34
2037	8.78	0.24	0.15	0.11	1.00	0.19	0.23	0.08	1.56	0.79	4.36
2038	8.80	0.24	0.15	0.11	1.00	0.19	0.23	0.08	1.57	0.79	4.37
2039	8.81	0.24	0.15	0.11	0.99	0.19	0.23	0.08	1.57	0.80	4.38
2040	8.82	0.24	0.15	0.11	0.99	0.19	0.23	0.08	1.58	0.80	4.40
2041	8.83	0.24	0.14	0.12	0.98	0.19	0.23	0.08	1.58	0.80	4.41
2042	8.84	0.24	0.14	0.12	0.98	0.19	0.23	0.08	1.59	0.80	4.43
2043	8.86	0.24	0.14	0.12	0.98	0.19	0.23	0.08	1.59	0.80	4.44
2044	8.88	0.24	0.14	0.12	0.98	0.19	0.23	0.08	1.60	0.80	4.46
2045	8.90	0.24	0.14	0.12	0.97	0.19	0.23	0.08	1.60	0.80	4.47
2046	8.92	0.24	0.15	0.12	0.97	0.19	0.23	0.08	1.61	0.80	4.49
2047	8.93	0.24	0.14	0.12	0.97	0.19	0.23	0.08	1.61	0.80	4.50
2048	8.95	0.24	0.14	0.13	0.97	0.19	0.23	0.08	1.62	0.81	4.52
2049	8.97	0.24	0.14	0.13	0.96	0.19	0.23	0.08	1.63	0.81	4.54
2050	8.99	0.24	0.14	0.13	0.96	0.19	0.23	0.08	1.63	0.81	4.55

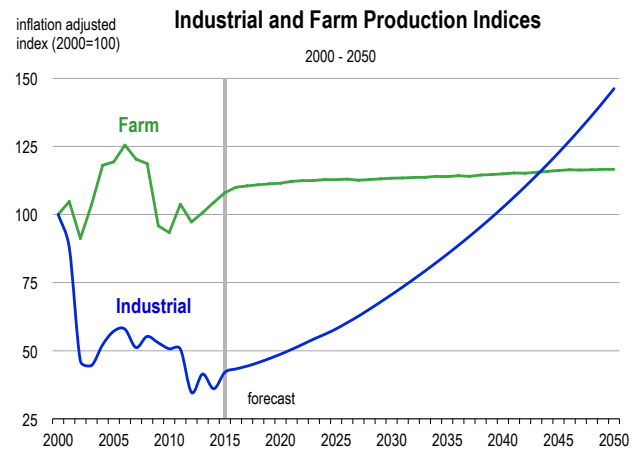
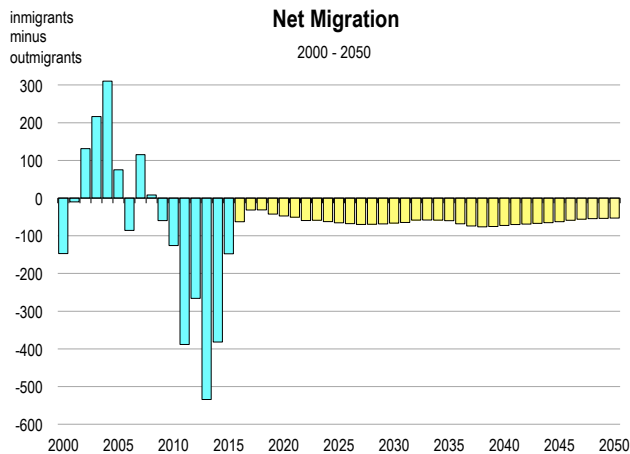
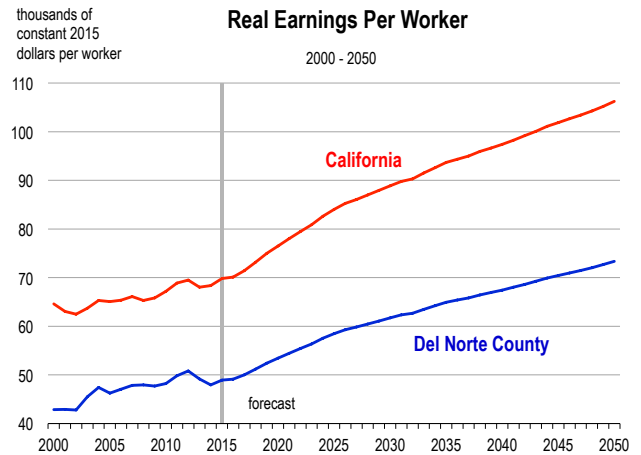
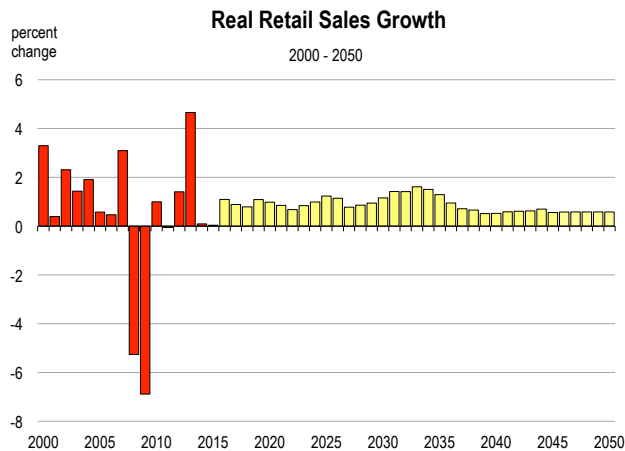
**Manufacturing Employment**



**Employment in Professional Services**







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.7%
Expected job growth:	2.0%
Fastest growing jobs sector:	Manufacturing
Expected personal income growth:	9.3%

Expected population growth:	0.0%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-1.2%

### Demographics (2016)

Unemployment rate (April 2016):	7.6%
County rank* in California (58 counties):	41st
Working age (16-64) population:	64.7%

Population with B.A. degree or higher:	14.5%
Median home selling price (2015):	\$168,000
Median household income:	\$41,826

### Quality of Life

Violent crime rate (2014):	607 per 100,000 persons
County rank* in California (58 counties):	54th
Average commute time to work (2016):	15.0 minutes

High School drop out rate (2015):	22.3%
Households at/below poverty line (2016):	17.2%

\* The county ranked 1st corresponds to the lowest rate in California

# EL DORADO COUNTY ECONOMIC FORECAST

El Dorado County is home to the town of Coloma, where the first discoveries of gold sparked the California gold rush. It is part of the greater Sacramento Valley, and shares its eastern border with the state of Nevada. It is also home to a portion of Lake Tahoe, one of the most popular recreational destinations in the state. As a result, leisure and hospitality is one of the county's largest industries, accounting for 16 percent of total wage and salary employment.

El Dorado County has a population of 182,900 people and approximately 52,300 wage and salary jobs. The per capita income is \$59,701 and the average salary per worker is \$53,409.

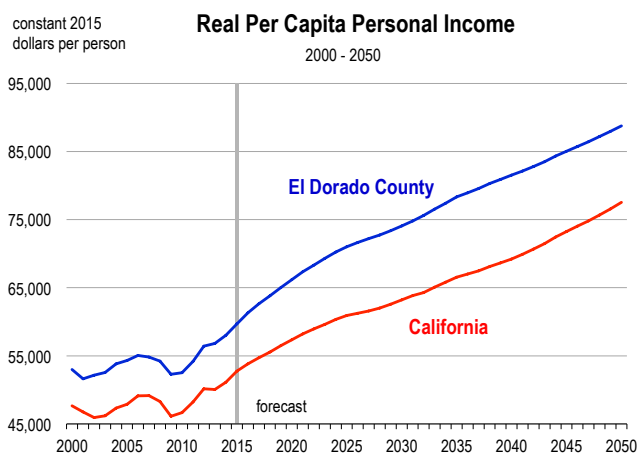
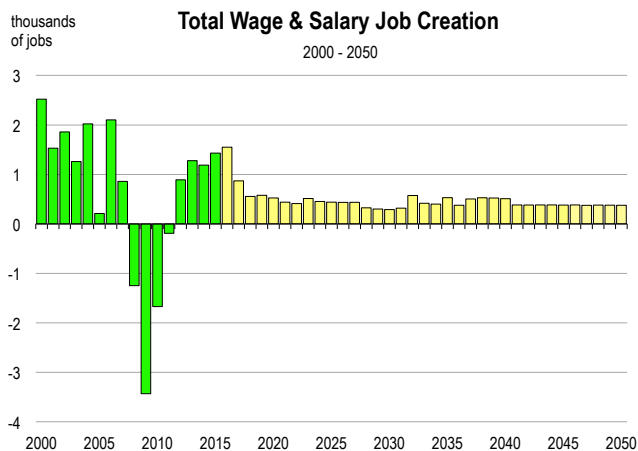
Employment across Northern California increased by 3.3 percent in 2015, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.5 percent. In El Dorado County, 1,400 wage and salary jobs were gained, representing a growth rate of 2.8 percent. The unemployment rate improved substantially, falling from 7.0 percent in 2014 to 5.7 percent in 2015.

During 2015, the largest job gains were observed in education and healthcare (+340 jobs), construction (+340 jobs), leisure and hospitality (+280 jobs), financial activities (+160 jobs), and wholesale and retail trade (+140 jobs). Losses were not observed in any major sector.

Over the 2010-2015 period, the El Dorado County population increased at a rate of 0.2 percent per year. Net migration was low, with an average of just 170 net migrants entering the county each year. The natural increase (new births) was also low, as and aging population has lead to fewer births in the county.

## FORECAST HIGHLIGHTS

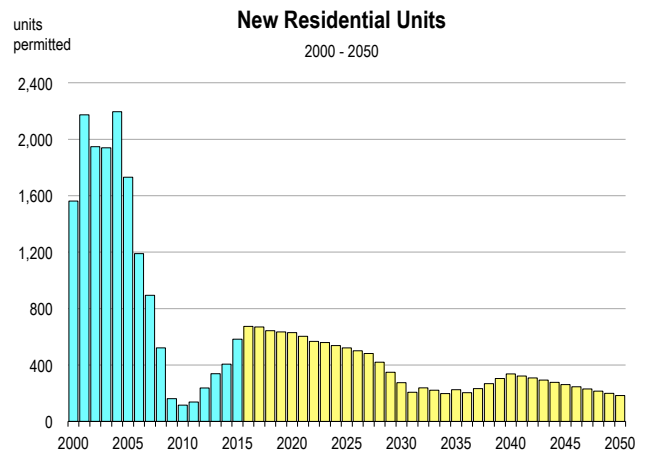
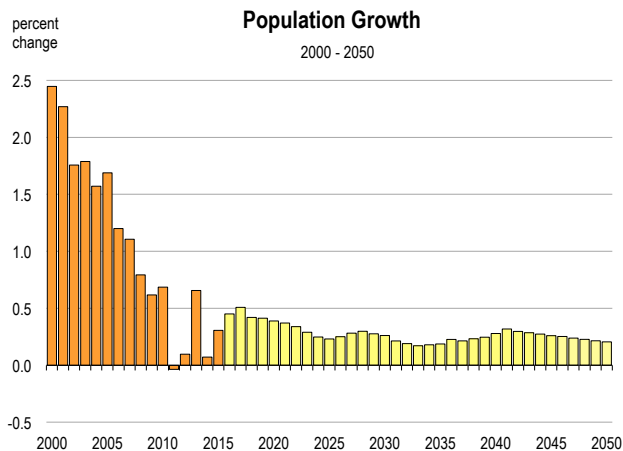
- Total employment is expected to increase by 3.0 percent in 2016. From 2016 to 2021, the growth rate is projected to average 1.1 percent per year.
- Average salaries are currently below the California state average, and will remain so throughout the forecast. In El Dorado County, inflation-adjusted salaries are expected to rise by an average of 1.2 percent per year between 2016 and 2021.
- Over the 2016-2021 period, employment growth will be greatest in professional and business services, leisure and hospitality, and education and healthcare. Together, these sectors will account for 68 percent of net job creation between 2016 and 2021.
- Over the 2016-2021 period, population growth is expected to average 0.4 percent per year.
- Between 2016 and 2021, an average of 610 net migrants will enter the county each year, representing almost 80 percent of total population growth.
- Real per capita income is expected to rise by 2.7 percent in 2016. Between 2016 and 2021, real per capita income will increase by 1.9 percent per year.
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.4 percent per year between 2016 and 2021.
- Industrial production will increase by 3.3 percent in 2016. From 2016 to 2021, industrial production is projected to grow at an average annual rate of 2.4 percent.



# El Dorado County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

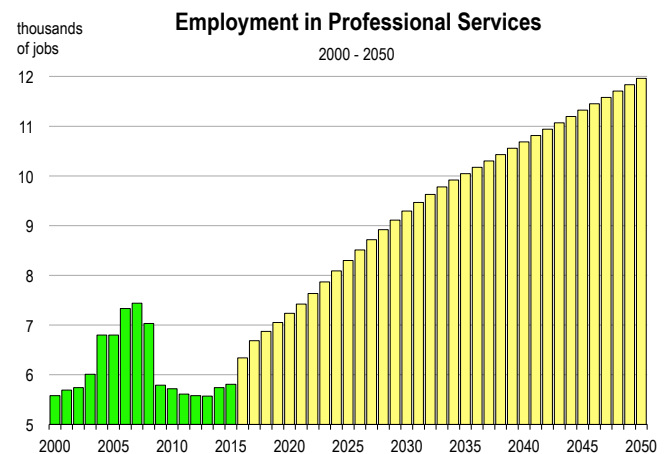
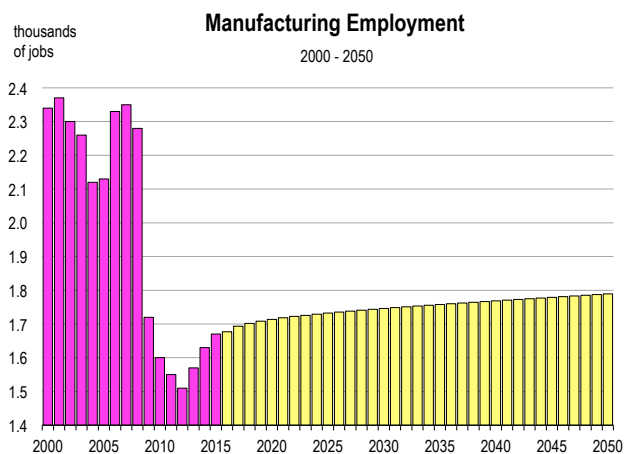
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	180,931	863	215	70.2	115	\$1.6	\$8.6	\$52,519	1.3	38.5	486.7	12.2
2011	180,865	-388	213	70.3	137	\$1.7	\$9.1	\$54,204	2.7	38.7	482.6	11.7
2012	181,041	-1	209	70.3	238	\$1.7	\$9.7	\$56,410	2.7	49.4	511.3	10.2
2013	182,228	1,019	216	70.4	339	\$1.9	\$10.0	\$56,815	2.3	60.5	521.6	8.5
2014	182,358	-108	219	70.7	406	\$1.9	\$10.4	\$58,014	2.8	59.5	515.7	7.0
2015	182,917	330	223	70.8	583	\$2.0	\$10.9	\$59,701	2.6	61.0	555.8	5.7
2016	183,741	636	226	71.1	674	\$2.1	\$11.6	\$61,326	2.5	61.2	574.0	4.9
2017	184,674	756	229	71.4	670	\$2.2	\$12.3	\$62,639	3.6	61.5	587.0	4.5
2018	185,449	614	231	71.8	643	\$2.3	\$12.9	\$63,818	3.5	62.5	604.6	4.4
2019	186,214	598	233	72.3	635	\$2.4	\$13.4	\$65,027	2.3	63.5	617.9	4.4
2020	186,938	555	235	72.7	630	\$2.5	\$14.0	\$66,195	2.3	64.1	633.1	4.3
2021	187,631	536	237	73.2	604	\$2.6	\$14.6	\$67,337	2.3	64.1	647.1	4.4
2022	188,266	496	239	73.7	567	\$2.6	\$15.2	\$68,319	2.3	64.7	659.8	4.3
2023	188,811	420	240	74.2	559	\$2.7	\$15.8	\$69,301	2.3	64.7	673.7	4.3
2024	189,279	367	242	74.7	538	\$2.8	\$16.4	\$70,232	2.6	65.1	686.9	4.3
2025	189,715	357	243	75.2	521	\$2.9	\$17.1	\$71,028	2.8	65.2	700.4	4.3
2026	190,190	425	244	75.6	501	\$3.0	\$17.7	\$71,642	2.9	65.4	714.9	4.3
2027	190,726	509	246	76.1	482	\$3.1	\$18.4	\$72,198	2.9	65.6	730.4	4.3
2028	191,294	567	247	76.5	420	\$3.2	\$19.1	\$72,753	2.7	65.8	747.8	4.3
2029	191,822	545	248	77.0	349	\$3.3	\$19.7	\$73,389	2.5	65.9	765.8	4.3
2030	192,322	538	249	77.3	275	\$3.5	\$20.4	\$74,064	2.4	66.0	784.1	4.3
2031	192,732	461	250	77.7	207	\$3.6	\$21.1	\$74,825	2.3	66.0	802.7	4.3
2032	193,098	436	251	78.0	238	\$3.8	\$21.8	\$75,607	2.5	66.0	821.7	4.2
2033	193,428	418	252	78.3	221	\$3.9	\$22.6	\$76,553	2.1	66.0	842.1	4.3
2034	193,775	453	253	78.5	198	\$4.1	\$23.4	\$77,423	2.3	65.9	862.7	4.3
2035	194,137	486	254	78.8	225	\$4.3	\$24.2	\$78,340	2.4	65.8	883.6	4.2
2036	194,576	580	255	79.0	204	\$4.4	\$25.1	\$78,929	2.8	65.6	905.4	4.2
2037	194,992	593	256	79.2	233	\$4.6	\$26.0	\$79,559	2.9	65.4	927.3	4.2
2038	195,446	661	257	79.4	268	\$4.8	\$27.0	\$80,293	2.7	65.2	950.1	4.2
2039	195,926	722	258	79.6	304	\$4.9	\$28.0	\$80,923	2.9	65.0	973.5	4.2
2040	196,472	813	260	79.8	337	\$5.1	\$29.0	\$81,545	2.8	64.7	997.5	4.2
2041	197,097	920	261	80.1	322	\$5.3	\$30.0	\$82,143	2.6	64.4	1,022.1	4.2
2042	197,682	898	262	80.3	308	\$5.4	\$31.1	\$82,803	2.5	64.0	1,046.6	4.2
2043	198,246	895	263	80.6	293	\$5.6	\$32.1	\$83,514	2.4	63.6	1,071.6	4.2
2044	198,788	880	264	80.8	277	\$5.7	\$33.2	\$84,329	2.2	63.3	1,097.2	4.2
2045	199,304	871	265	81.1	261	\$5.9	\$34.3	\$85,044	2.4	62.9	1,123.3	4.2
2046	199,807	864	265	81.3	246	\$6.1	\$35.4	\$85,746	2.3	62.6	1,149.9	4.2
2047	200,283	849	266	81.5	230	\$6.2	\$36.6	\$86,452	2.6	62.2	1,177.2	4.2
2048	200,738	834	267	81.8	215	\$6.4	\$37.8	\$87,193	2.6	61.9	1,205.1	4.2
2049	201,168	819	268	82.0	199	\$6.6	\$39.0	\$87,970	2.7	61.5	1,233.6	4.2
2050	201,581	801	269	82.2	184	\$6.8	\$40.3	\$88,778	2.9	61.2	1,262.7	4.2

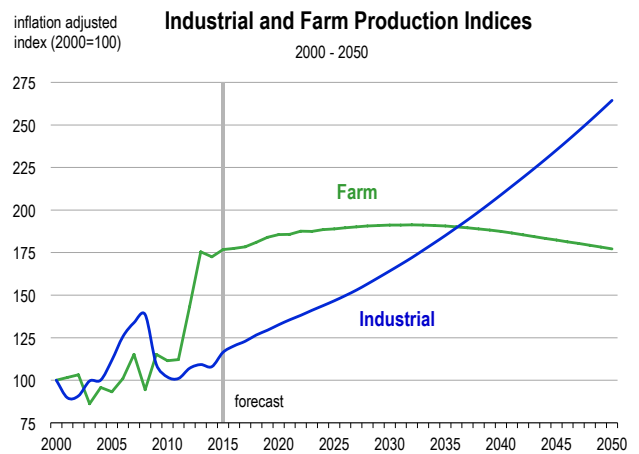
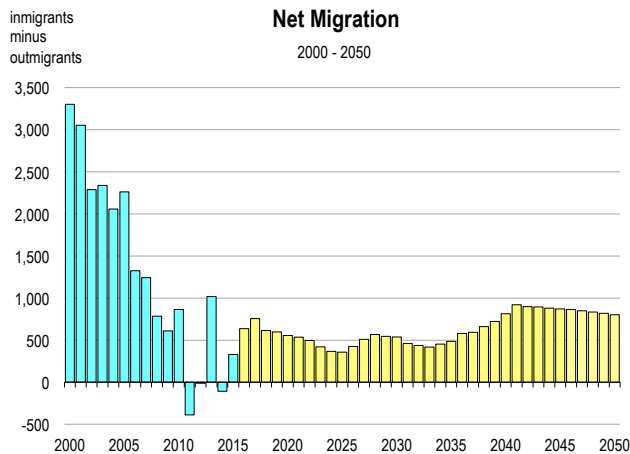
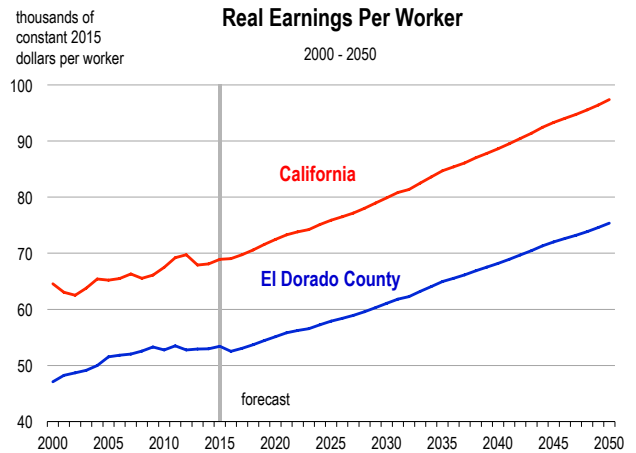
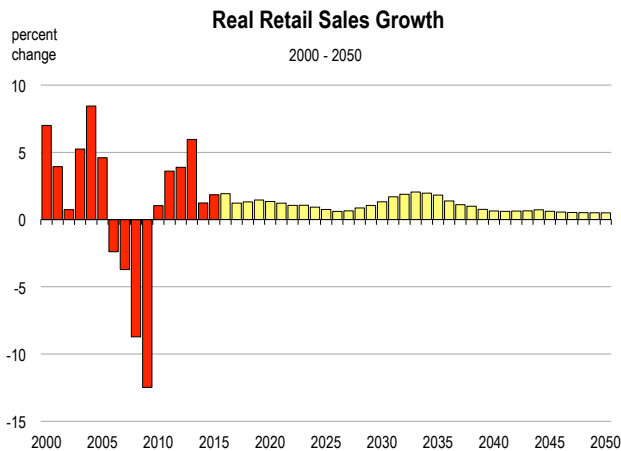


# El Dorado County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2006	53.0	0.40	5.6	2.3	0.7	7.0	3.4	7.3	0.7	6.3	7.7	9.5
2010	47.7	0.29	3.0	1.6	0.5	6.2	3.5	5.7	0.5	6.6	7.2	10.8
2011	47.5	0.29	3.0	1.6	0.5	6.3	3.5	5.6	0.4	6.8	7.4	10.5
2012	48.4	0.38	3.1	1.5	0.5	6.3	3.7	5.6	0.5	7.1	7.5	10.3
2013	49.7	0.43	3.2	1.6	0.7	6.3	4.0	5.6	0.5	7.3	8.0	10.3
2014	50.8	0.44	3.4	1.6	0.7	6.3	3.9	5.7	0.5	7.5	8.2	10.5
2015	52.3	0.44	3.7	1.7	0.7	6.5	4.1	5.8	0.5	7.9	8.5	10.5
2016	53.8	0.45	4.0	1.7	0.8	6.6	4.1	6.3	0.5	8.0	8.7	10.6
2017	54.7	0.45	4.0	1.7	0.8	6.6	4.2	6.7	0.5	8.1	8.8	10.7
2018	55.2	0.46	3.9	1.7	0.8	6.7	4.2	6.9	0.5	8.3	8.9	10.8
2019	55.8	0.47	3.9	1.7	0.8	6.8	4.2	7.1	0.5	8.4	9.0	10.8
2020	56.3	0.47	3.9	1.7	0.9	6.8	4.3	7.2	0.5	8.5	9.0	10.9
2021	56.8	0.47	3.9	1.7	0.9	6.9	4.3	7.4	0.5	8.6	9.0	10.9
2022	57.2	0.48	3.8	1.7	0.9	6.9	4.3	7.6	0.5	8.8	9.1	10.9
2023	57.7	0.48	3.8	1.7	0.9	7.0	4.3	7.9	0.5	8.9	9.1	11.0
2024	58.2	0.48	3.7	1.7	0.9	7.0	4.3	8.1	0.5	9.0	9.1	11.0
2025	58.6	0.48	3.7	1.7	1.0	7.0	4.3	8.3	0.5	9.1	9.1	11.0
2026	59.0	0.49	3.6	1.7	1.0	7.1	4.3	8.5	0.5	9.2	9.1	11.1
2027	59.5	0.49	3.5	1.7	1.0	7.1	4.3	8.7	0.5	9.3	9.2	11.1
2028	59.8	0.49	3.4	1.7	1.0	7.2	4.3	8.9	0.6	9.3	9.2	11.2
2029	60.1	0.49	3.2	1.7	1.0	7.2	4.3	9.1	0.6	9.4	9.3	11.2
2030	60.4	0.49	3.0	1.7	1.1	7.2	4.3	9.3	0.6	9.5	9.4	11.2
2031	60.7	0.49	2.8	1.7	1.1	7.3	4.3	9.5	0.6	9.6	9.4	11.3
2032	61.3	0.49	2.9	1.8	1.1	7.4	4.3	9.6	0.6	9.7	9.5	11.3
2033	61.7	0.49	2.8	1.8	1.1	7.4	4.3	9.8	0.6	9.8	9.6	11.4
2034	62.1	0.49	2.8	1.8	1.1	7.5	4.3	9.9	0.6	9.9	9.6	11.4
2035	62.6	0.49	2.8	1.8	1.2	7.5	4.3	10.0	0.6	10.0	9.7	11.4
2036	63.0	0.49	2.8	1.8	1.2	7.6	4.3	10.2	0.6	10.0	9.8	11.5
2037	63.5	0.49	2.9	1.8	1.2	7.6	4.3	10.3	0.6	10.1	9.9	11.5
2038	64.0	0.48	3.0	1.8	1.2	7.7	4.3	10.4	0.6	10.2	9.9	11.6
2039	64.6	0.48	3.1	1.8	1.2	7.7	4.3	10.6	0.6	10.3	10.0	11.6
2040	65.1	0.48	3.1	1.8	1.3	7.8	4.3	10.7	0.6	10.4	10.1	11.6
2041	65.5	0.48	3.1	1.8	1.3	7.8	4.2	10.8	0.6	10.5	10.1	11.7
2042	65.8	0.47	3.1	1.8	1.3	7.9	4.2	10.9	0.6	10.5	10.2	11.7
2043	66.2	0.47	3.0	1.8	1.3	7.9	4.2	11.1	0.6	10.6	10.3	11.8
2044	66.6	0.47	3.0	1.8	1.4	7.9	4.2	11.2	0.6	10.7	10.4	11.8
2045	67.0	0.46	2.9	1.8	1.4	8.0	4.2	11.3	0.6	10.8	10.5	11.9
2046	67.4	0.46	2.9	1.8	1.4	8.0	4.2	11.5	0.6	10.8	10.5	11.9
2047	67.7	0.46	2.8	1.8	1.4	8.0	4.2	11.6	0.6	10.9	10.6	11.9
2048	68.1	0.45	2.8	1.8	1.4	8.1	4.2	11.7	0.6	11.0	10.7	12.0
2049	68.5	0.45	2.8	1.8	1.5	8.1	4.2	11.8	0.7	11.1	10.8	12.0
2050	68.9	0.45	2.7	1.8	1.5	8.1	4.2	12.0	0.7	11.1	10.8	12.1





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.7%
Expected job growth:	5.5%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.1%

Expected population growth:	2.1%
Net migration to account for:	78.6%
Expected growth in number of vehicles:	4.9%

### Demographics (2016)

Unemployment rate (April 2016):	5.0%
County rank* in California (58 counties):	19th
Working age (16-64) population:	64.0%

Population with B.A. or higher:	32.7%
Median home selling price (2015):	\$380,000
Median household income:	\$64,687

### Quality of Life

Violent crime rate (2014):	224 per 100,000 persons
County rank* in California (58 counties):	9th
Average commute time to work (2016):	31.0 minutes

High school drop out rate (2015):	4.5%
Households at/below poverty line (2016):	8.0%

\* The county ranked 1st corresponds to the lowest rate in California

# FRESNO COUNTY ECONOMIC FORECAST

Fresno County is one of the most productive agricultural counties in the nation. In each of the last five years, total agricultural output has exceeded \$6 billion. Almonds are the most prevalent commodity, followed by grapes, poultry, milk, and tomatoes. Fresno County, located in the San Joaquin Valley, has a population of 981,000 people and a total of 371,900 wage and salary jobs. The per capita income is \$37,037 and the average salary per worker is \$49,708.

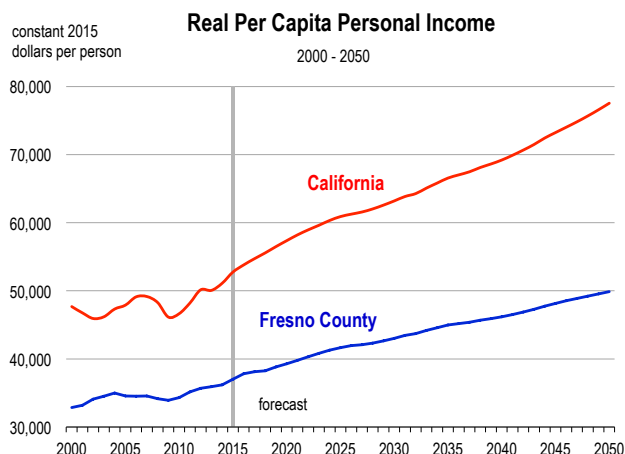
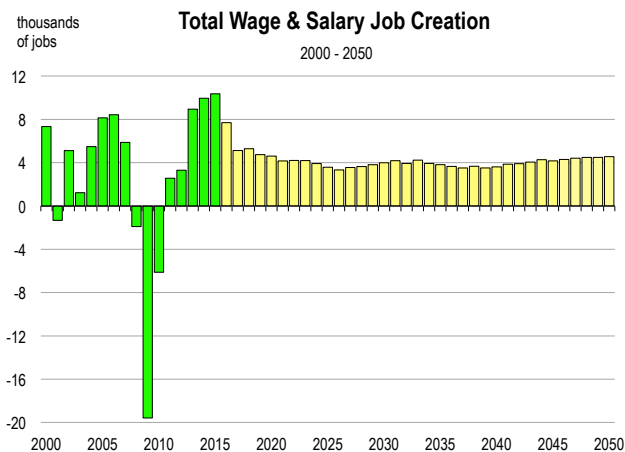
In 2015, employment across Northern California increased by 3.3 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.1 percent. Fresno County gained 10,400 jobs, representing a growth rate of 2.9 percent. The unemployment rate improved substantially, falling from 11.6 percent in 2014 to 10.2 percent in 2015.

In 2015, the largest job gains were observed in education and healthcare (+3,500 jobs), government (+2,500 jobs), manufacturing (+1,500 jobs), wholesale and retail trade (+1,200 jobs), and construction (+1,000 jobs). The largest declines were observed in agriculture (-1,500 jobs).

Between 2010 and 2015, the population increased at an annual average rate of 1.1 percent. This growth was almost entirely due to the natural increase (new births), as net migration was virtually flat.

## FORECAST HIGHLIGHTS

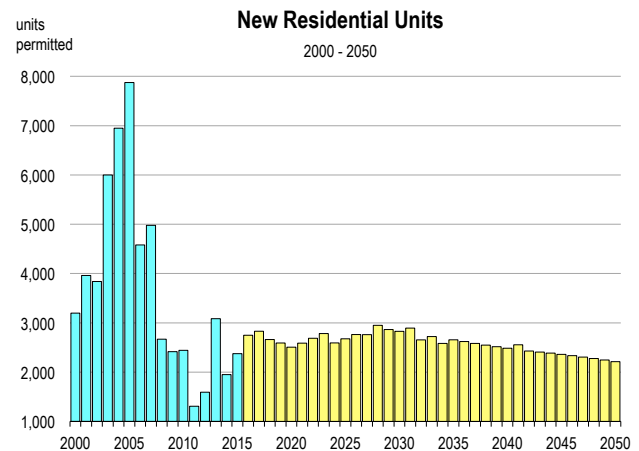
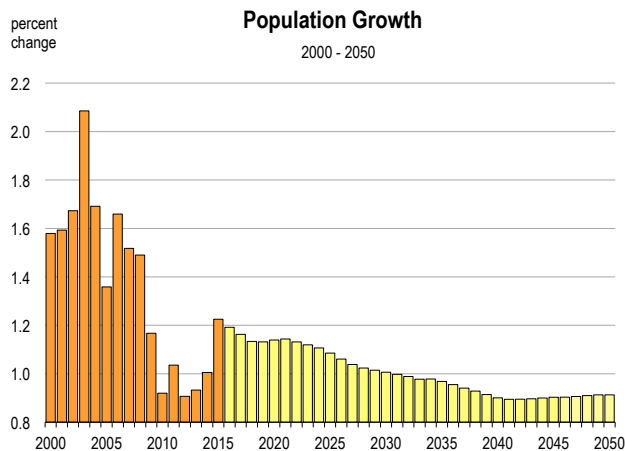
- Total wage and salary employment is expected to increase by 2.1 percent in 2016. Over the 2016-2021 period, growth will average 1.2 percent per year.
- Average salaries are currently below the California state average, and will remain so for the foreseeable future. In Fresno County, inflation-adjusted salaries are expected to rise by 0.5 percent per year during the 2016-2021 period.
- Between 2016 and 2021, employment growth will be led by professional services, healthcare and education, and government. Together, these sectors will account for 68 percent of net job creation in the county.
- Population growth will remain strong, but will decelerate from current levels. Over the 2016-2021 period, gains will average 1.1 percent per year.
- Net migration is expected to be positive over the forecast period. Between 2016 and 2021, net migration will average 1,400 people per year.
- Real income per capita is expected to increase by 2.1 percent in 2016, and by an average of 1.0 percent per year between 2016 and 2021.
- Total taxable sales, adjusted for inflation, will rise by an average of 1.7 percent per year between 2016 and 2021.
- Industrial production is projected to rise by 1.3 percent in 2016. Between 2016 and 2021, industrial production will increase at an average rate of 2.4 percent per year.
- Farm production is expected to increase by 0.8 percent per year between 2016 and 2021. The principal crops in the county are grapes and almonds.



# Fresno County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	932,392	-1,980	721	289.4	2,444	\$10.2	\$29.1	\$34,340	1.3	6.5	7.2	16.7
2011	942,047	-682	717	290.8	1,308	\$11.2	\$30.9	\$35,170	2.7	7.3	6.9	16.6
2012	950,589	-1,153	719	292.6	1,592	\$12.0	\$32.4	\$35,689	2.7	6.9	7.1	15.2
2013	959,455	-341	742	294.7	3,083	\$12.6	\$33.4	\$35,914	2.3	6.6	7.2	13.2
2014	969,102	84	757	296.8	1,949	\$13.2	\$34.6	\$36,182	2.8	7.1	7.3	11.6
2015	980,980	2,393	780	299.5	2,376	\$14.1	\$36.3	\$37,037	2.6	7.3	7.8	10.2
2016	992,673	2,025	789	301.9	2,748	\$14.9	\$38.6	\$37,807	2.5	7.3	7.9	9.2
2017	1,004,216	1,699	797	304.4	2,830	\$15.6	\$40.8	\$38,114	3.6	7.4	8.0	8.8
2018	1,015,600	1,346	805	307.1	2,661	\$16.1	\$42.3	\$38,263	3.5	7.4	8.3	8.6
2019	1,027,094	1,259	812	309.7	2,591	\$16.8	\$44.3	\$38,814	2.3	7.5	8.5	8.5
2020	1,038,797	1,284	820	312.2	2,506	\$17.5	\$46.3	\$39,287	2.3	7.6	8.7	8.4
2021	1,050,677	1,331	828	314.7	2,588	\$18.1	\$48.4	\$39,798	2.3	7.6	8.9	8.5
2022	1,062,566	1,240	836	317.1	2,687	\$18.8	\$50.6	\$40,323	2.3	7.7	9.1	8.4
2023	1,074,461	1,172	844	319.6	2,783	\$19.5	\$52.9	\$40,815	2.3	7.8	9.3	8.3
2024	1,086,352	1,115	852	322.2	2,593	\$20.3	\$55.4	\$41,276	2.6	7.8	9.5	8.3
2025	1,098,143	974	860	324.7	2,677	\$21.1	\$58.0	\$41,669	2.8	7.9	9.7	8.3
2026	1,109,791	829	869	327.2	2,763	\$21.9	\$60.6	\$41,970	2.9	7.9	9.9	8.3
2027	1,121,315	718	877	329.7	2,761	\$22.6	\$63.1	\$42,078	2.9	8.0	10.2	8.3
2028	1,132,794	709	886	332.2	2,950	\$23.5	\$65.7	\$42,335	2.7	8.0	10.5	8.3
2029	1,144,289	736	895	334.9	2,864	\$24.3	\$68.5	\$42,669	2.5	8.1	10.8	8.2
2030	1,155,806	726	904	337.6	2,828	\$25.3	\$71.3	\$43,034	2.4	8.2	11.0	8.2
2031	1,167,336	711	913	340.3	2,893	\$26.4	\$74.2	\$43,438	2.3	8.2	11.3	8.2
2032	1,178,877	668	922	342.9	2,655	\$27.5	\$77.1	\$43,712	2.5	8.3	11.6	8.2
2033	1,190,401	588	932	345.5	2,722	\$28.7	\$80.2	\$44,191	2.1	8.3	12.0	8.1
2034	1,202,048	635	942	348.1	2,583	\$29.9	\$83.5	\$44,593	2.3	8.4	12.3	8.1
2035	1,213,689	592	952	350.6	2,656	\$31.1	\$86.9	\$44,977	2.4	8.5	12.6	8.1
2036	1,225,283	536	962	353.0	2,621	\$32.3	\$90.4	\$45,197	2.8	8.5	13.0	8.1
2037	1,236,810	473	973	355.5	2,583	\$33.5	\$94.1	\$45,387	2.9	8.6	13.3	8.1
2038	1,248,294	441	983	357.9	2,548	\$34.7	\$98.0	\$45,688	2.7	8.6	13.7	8.0
2039	1,259,706	393	994	360.3	2,516	\$36.0	\$102.1	\$45,911	2.9	8.7	14.1	8.0
2040	1,271,051	333	1,004	362.7	2,485	\$37.3	\$106.3	\$46,184	2.8	8.8	14.4	8.0
2041	1,282,422	303	1,014	365.0	2,555	\$38.5	\$110.6	\$46,511	2.6	8.8	14.8	8.0
2042	1,293,900	320	1,023	367.4	2,429	\$39.9	\$115.1	\$46,873	2.5	8.9	15.2	8.0
2043	1,305,502	331	1,032	369.8	2,407	\$41.2	\$119.7	\$47,274	2.4	9.0	15.7	7.9
2044	1,317,251	347	1,042	372.1	2,386	\$42.7	\$124.4	\$47,761	2.2	9.0	16.1	7.9
2045	1,329,147	362	1,050	374.4	2,361	\$44.1	\$129.3	\$48,141	2.4	9.1	16.6	7.9
2046	1,341,154	333	1,059	376.7	2,335	\$45.6	\$134.5	\$48,538	2.3	9.2	17.0	7.9
2047	1,353,307	321	1,067	378.9	2,306	\$47.1	\$139.6	\$48,873	2.6	9.2	17.5	7.8
2048	1,365,621	307	1,076	381.2	2,276	\$48.6	\$145.0	\$49,218	2.6	9.3	18.0	7.8
2049	1,378,087	292	1,086	383.4	2,247	\$50.2	\$150.6	\$49,558	2.7	9.4	18.5	7.8
2050	1,390,668	255	1,095	385.6	2,213	\$51.9	\$156.3	\$49,878	2.9	9.4	19.1	7.8

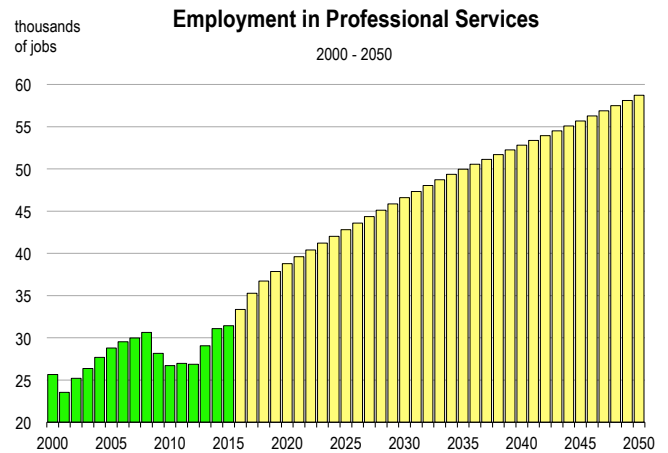
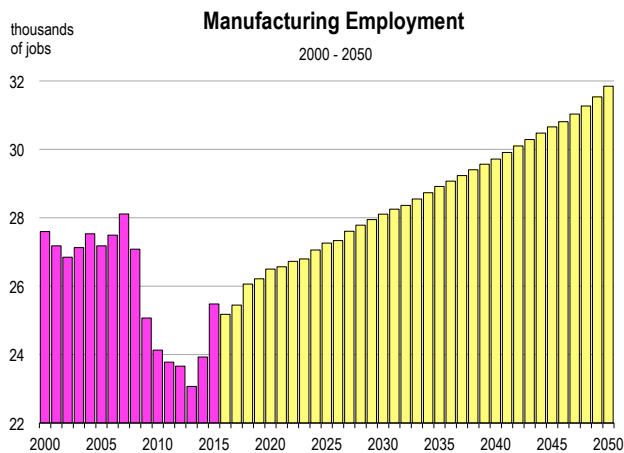


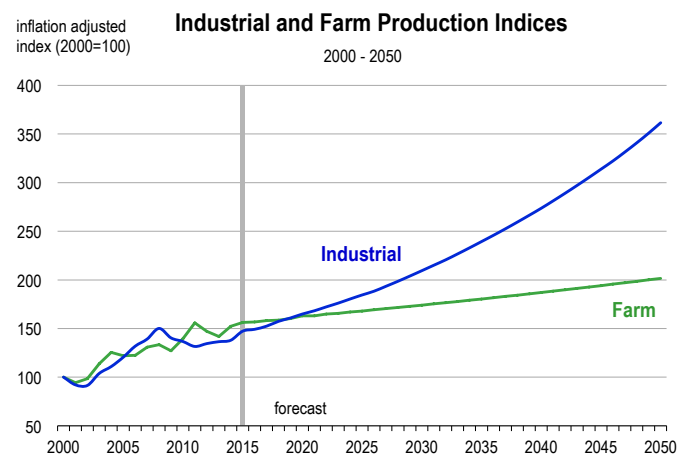
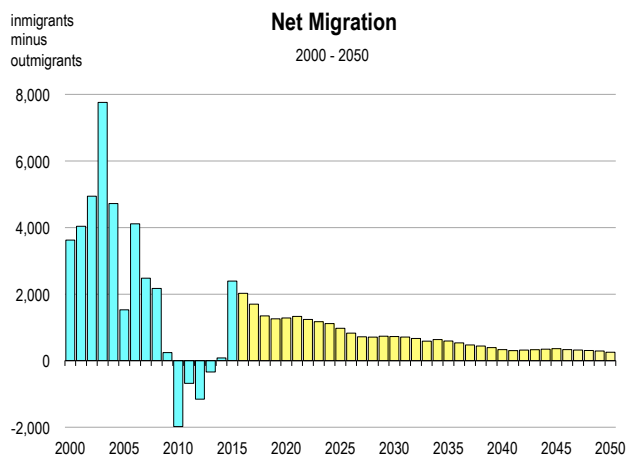
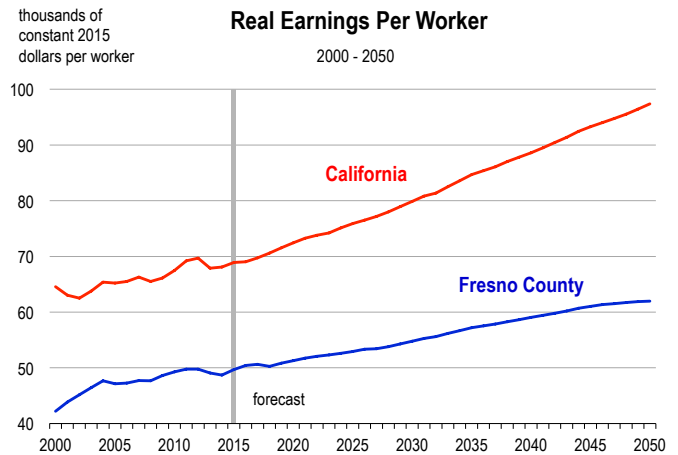


# Fresno County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)-----												
2010	336.7	46.0	12.0	24.1	10.8	44.3	13.4	26.7	3.6	51.6	26.8	67.1
2011	339.3	47.9	11.5	23.8	11.4	45.9	13.0	27.0	3.5	52.0	27.1	65.7
2012	342.6	48.9	12.2	23.7	11.6	46.6	12.9	26.9	3.8	53.2	28.0	64.1
2013	351.5	49.2	13.1	23.1	12.0	48.7	12.9	29.1	3.8	55.3	29.0	64.2
2014	361.5	48.8	13.9	23.9	11.9	50.1	12.8	31.1	3.9	56.9	30.6	66.3
2015	371.9	47.3	14.9	25.5	12.2	51.3	13.0	31.4	3.9	60.4	31.4	68.8
2016	379.5	47.4	16.0	25.2	12.4	51.7	13.3	33.4	4.0	62.3	32.3	69.7
2017	384.7	46.7	16.5	25.4	12.6	52.0	13.4	35.3	4.0	63.6	33.0	70.2
2018	390.0	46.4	16.7	26.1	12.8	52.3	13.4	36.7	4.0	64.9	33.5	70.8
2019	394.7	46.5	16.9	26.2	13.0	52.8	13.5	37.9	4.0	66.4	33.7	71.4
2020	399.3	46.5	17.1	26.5	13.2	53.1	13.6	38.8	4.1	67.9	33.9	72.2
2021	403.5	46.6	17.3	26.6	13.4	53.5	13.7	39.6	4.1	69.2	34.1	72.9
2022	407.7	46.6	17.5	26.7	13.5	53.8	13.9	40.4	4.1	70.6	34.2	73.5
2023	411.9	46.7	17.7	26.8	13.7	54.2	14.0	41.2	4.1	72.1	34.3	74.1
2024	415.8	46.8	17.8	27.1	13.9	54.5	14.1	42.0	4.1	73.4	34.4	74.6
2025	419.4	46.8	17.8	27.3	14.1	54.8	14.3	42.8	4.1	74.6	34.5	75.0
2026	422.7	46.9	17.9	27.3	14.3	55.0	14.4	43.6	4.2	75.8	34.7	75.4
2027	426.3	46.9	17.9	27.6	14.5	55.1	14.5	44.4	4.2	76.9	34.9	75.8
2028	429.9	47.0	17.9	27.8	14.6	55.4	14.6	45.1	4.2	78.0	35.2	76.3
2029	433.7	47.0	18.0	27.9	14.8	55.8	14.7	45.9	4.2	79.1	35.5	76.8
2030	437.7	47.1	18.1	28.1	15.0	56.2	14.8	46.6	4.2	80.3	35.8	77.3
2031	441.9	47.1	18.2	28.3	15.2	56.7	15.0	47.3	4.2	81.5	36.2	77.9
2032	445.8	47.2	18.2	28.4	15.3	57.1	15.1	48.0	4.2	82.7	36.5	78.5
2033	450.0	47.2	18.3	28.5	15.5	57.7	15.2	48.7	4.3	83.8	36.9	79.2
2034	454.0	47.3	18.3	28.7	15.7	58.2	15.3	49.4	4.3	84.9	37.2	79.8
2035	457.8	47.3	18.4	28.9	15.9	58.7	15.4	50.0	4.3	85.9	37.6	80.3
2036	461.4	47.4	18.5	29.1	16.0	59.0	15.6	50.6	4.3	87.0	37.9	80.8
2037	465.0	47.5	18.5	29.2	16.2	59.2	15.7	51.1	4.3	88.2	38.3	81.2
2038	468.6	47.5	18.6	29.4	16.4	59.5	15.8	51.7	4.3	89.4	38.7	81.5
2039	472.1	47.6	18.6	29.6	16.6	59.8	16.0	52.3	4.4	90.6	39.0	81.9
2040	475.8	47.6	18.7	29.7	16.8	60.0	16.1	52.8	4.4	91.9	39.4	82.2
2041	479.6	47.7	18.7	29.9	17.0	60.3	16.2	53.4	4.4	93.3	39.8	82.6
2042	483.5	47.7	18.7	30.1	17.2	60.6	16.3	53.9	4.4	94.7	40.1	83.0
2043	487.6	47.8	18.8	30.3	17.4	61.0	16.5	54.5	4.4	96.2	40.5	83.5
2044	491.9	47.8	18.9	30.5	17.5	61.4	16.6	55.1	4.5	97.7	40.9	84.0
2045	496.0	47.9	18.9	30.7	17.7	61.7	16.7	55.7	4.5	99.1	41.3	84.5
2046	500.3	47.9	18.9	30.8	17.9	62.1	16.8	56.3	4.5	100.7	41.7	85.1
2047	504.7	48.0	19.0	31.0	18.1	62.4	16.9	56.9	4.5	102.4	42.1	85.7
2048	509.2	48.0	19.0	31.3	18.3	62.7	17.1	57.5	4.5	104.1	42.4	86.3
2049	513.7	48.1	19.0	31.5	18.5	63.0	17.2	58.1	4.5	105.7	42.8	86.9
2050	518.3	48.1	19.0	31.8	18.7	63.4	17.3	58.7	4.6	107.3	43.2	87.6





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	8.1%
Expected job growth:	6.3%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	11.4%

Expected population growth:	5.8%
Net migration to account for:	11.9%
Expected growth in number of vehicles:	4.9%

### Demographics (2016)

Unemployment rate (April 2016):	9.7%
County rank* in California (58 counties):	49th
Working age (16-64) population:	62.9%

Population with B.A. or higher:	19.4%
Median home selling price (2015):	\$225,000
Median household income:	\$45,982

### Quality of Life

Violent crime rate (2014):	450 per 100,000 persons
County rank* in California (58 counties):	40th
Average commute time to work (2016):	24.0 minutes

High school drop out rate (2015):	10.2%
Households at/below poverty line (2016):	22.8%

\* The county ranked 1st corresponds to the lowest rate in California

# GLENN COUNTY ECONOMIC FORECAST

Glenn County is located in Northern California. Agriculture is a critical part of the Glenn County economy, accounting for 26 percent of total wage and salary employment. In recent years, total crop production has been valued at more than \$800 million, with almonds, rice, and walnuts accounting for more than half of the total.

Glenn County has a population of 29,000 people and a total of 8,800 wage and salary jobs. The per capita income in Glenn County is \$38,951 and the average salary per worker is \$45,293.

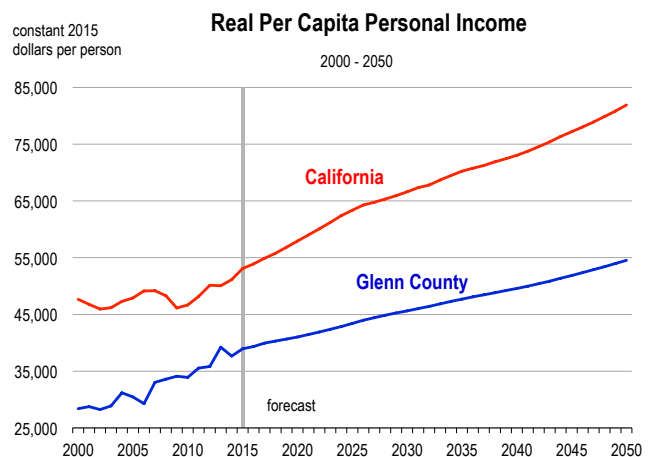
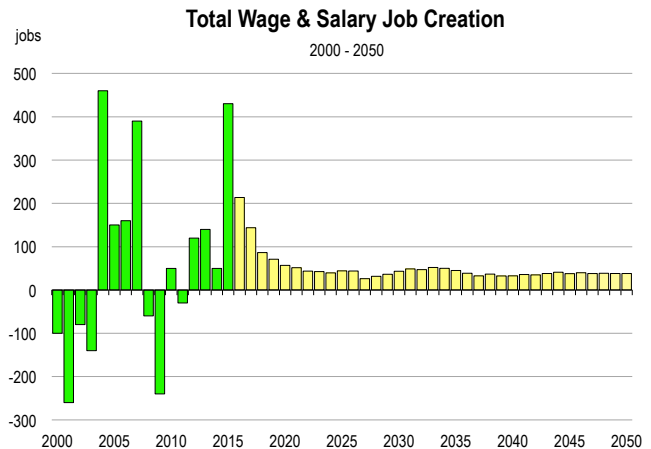
In 2015, a total of 430 wage and salary jobs were gained in Glenn County, representing a growth rate of 5.1 percent. The agricultural sector increased by 7.4 percent, while the nonfarm sector grew by 4.3 percent. The unemployment rate improved during the year, falling from 10.6 percent in 2014 to 8.8 percent in 2015.

During 2015, the largest employment gains were observed in agriculture (+160 jobs), wholesale and retail trade (+80 jobs), and construction (+50 jobs). The largest losses occurred in education and healthcare (-30 jobs). Government employment was flat, marking the first year without a decline since 2006.

Between 2010 and 2015, the Glenn County population grew at an annual average rate of 0.6 percent. This growth was due almost entirely to the natural increase (new births), as net migration was very low.

## FORECAST HIGHLIGHTS

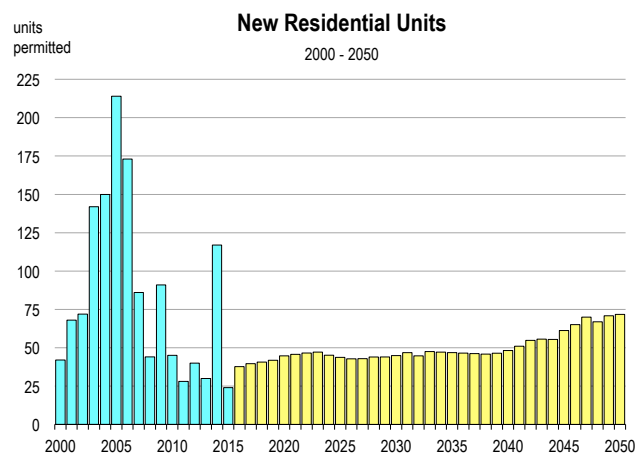
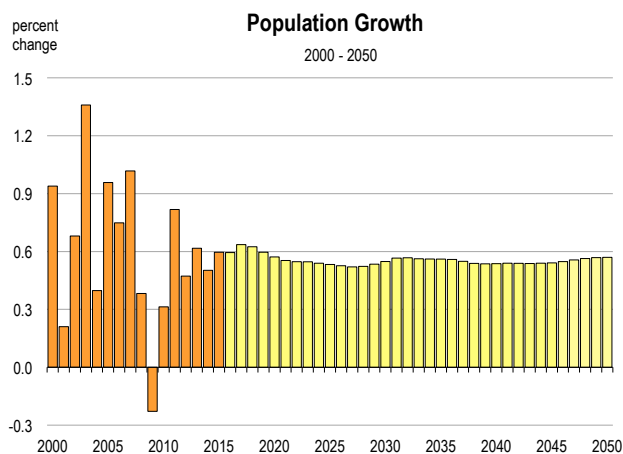
- In 2016, growth of 2.4 percent is expected for total wage and salary employment. Between 2016 and 2021, growth is expected to average 0.9 percent per year. Non-farm employment growth will average 0.8 percent per year, whereas farm employment growth will average 1.2 percent.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Glenn County, inflation-adjusted salaries are expected to rise by an average of 1.1 percent per year from 2016 to 2021.
- Between 2016 and 2021, the momentum for employment growth will be in agriculture, wholesale and retail trade, leisure and hospitality, education and healthcare, and construction. Combined, these sectors will account for 90 percent of net job creation in the county.
- Population growth between 2016 and 2021 is expected to average 0.6 percent per year.
- Net migration will turn positive in 2016, but will remain low in each of the next five years. Over the 2016-2021 period, an average of 35 net migrants will enter the county each year.
- Real per capita income is forecasted to increase by 1.0 percent in 2016. From 2016 to 2021, growth is expected to average 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to rise at an annual rate of 1.4 percent between 2016 and 2021.
- Between 2016 and 2021, the growth rate of industrial production will average 2.0 percent per year. Total crop production is expected to increase by an average of 0.9 percent per year over the same period. The principal crops in the county are almonds, rice, and walnuts.



# Glenn County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	28,144	-120	34.8	9.8	45	\$277.7	\$0.87	\$33,889	1.3	622.9	186.4	15.4
2011	28,374	38	34.6	9.9	28	\$310.9	\$0.94	\$35,535	2.7	655.2	183.2	15.5
2012	28,508	0	33.7	9.9	40	\$326.7	\$0.97	\$35,836	2.7	729.7	173.0	14.2
2013	28,684	0	34.8	10.0	30	\$334.1	\$1.09	\$39,234	2.3	818.4	181.1	12.1
2014	28,828	0	35.4	10.0	117	\$357.8	\$1.07	\$37,660	2.8	837.2	187.2	10.6
2015	29,000	0	36.2	10.0	24	\$365.0	\$1.13	\$38,951	2.6	858.1	201.3	8.8
2016	29,172	40	37.0	10.0	38	\$379.5	\$1.18	\$39,351	2.7	858.1	205.7	8.1
2017	29,358	52	37.4	10.1	40	\$397.6	\$1.24	\$39,934	3.4	868.3	211.8	7.7
2018	29,541	47	37.6	10.1	41	\$415.3	\$1.30	\$40,301	3.4	874.4	215.6	7.8
2019	29,717	37	37.7	10.2	42	\$433.6	\$1.36	\$40,666	3.0	880.5	219.7	7.8
2020	29,887	27	37.8	10.2	45	\$451.9	\$1.42	\$41,037	3.0	884.5	223.2	7.9
2021	30,053	19	37.8	10.2	46	\$470.7	\$1.48	\$41,454	2.9	896.7	226.7	7.8
2022	30,217	15	37.9	10.3	47	\$489.7	\$1.54	\$41,894	2.9	900.8	230.4	7.7
2023	30,382	12	38.0	10.3	47	\$509.5	\$1.61	\$42,376	2.8	902.8	234.0	7.7
2024	30,546	9	38.1	10.4	45	\$529.7	\$1.68	\$42,875	2.6	908.9	236.9	7.6
2025	30,709	5	38.2	10.4	44	\$551.2	\$1.75	\$43,414	2.5	906.9	241.3	7.5
2026	30,871	3	38.2	10.5	43	\$572.4	\$1.82	\$43,981	2.5	910.9	246.3	7.3
2027	31,031	0	38.3	10.5	43	\$594.3	\$1.90	\$44,423	2.9	904.8	250.7	7.3
2028	31,194	0	38.4	10.6	44	\$617.2	\$1.98	\$44,862	2.7	908.9	255.8	7.3
2029	31,360	3	38.5	10.6	44	\$639.6	\$2.05	\$45,243	2.5	913.0	261.1	7.3
2030	31,532	5	38.6	10.6	45	\$663.2	\$2.13	\$45,633	2.4	917.0	266.7	7.3
2031	31,711	8	38.7	10.7	47	\$688.2	\$2.20	\$46,038	2.3	919.1	272.3	7.3
2032	31,891	7	38.8	10.7	45	\$715.0	\$2.28	\$46,425	2.5	921.1	278.1	7.3
2033	32,070	4	38.9	10.8	48	\$741.3	\$2.36	\$46,859	2.1	923.1	284.1	7.3
2034	32,250	1	39.0	10.8	47	\$768.5	\$2.45	\$47,287	2.3	929.2	290.2	7.3
2035	32,431	0	39.1	10.9	47	\$796.5	\$2.54	\$47,707	2.4	927.2	296.5	7.3
2036	32,612	-1	39.2	10.9	47	\$826.3	\$2.64	\$48,087	2.8	933.3	302.9	7.3
2037	32,791	-3	39.3	11.0	46	\$857.1	\$2.75	\$48,448	2.9	929.2	309.5	7.2
2038	32,968	-4	39.4	11.0	46	\$887.8	\$2.85	\$48,833	2.7	937.3	316.3	7.2
2039	33,144	-3	39.4	11.0	46	\$919.8	\$2.97	\$49,201	2.9	941.4	323.2	7.2
2040	33,322	0	39.5	11.1	48	\$952.1	\$3.08	\$49,576	2.8	945.5	330.4	7.2
2041	33,502	3	39.7	11.1	51	\$984.3	\$3.20	\$49,981	2.6	951.6	337.7	7.2
2042	33,683	5	39.7	11.2	55	\$1,016.5	\$3.32	\$50,405	2.5	949.5	345.1	7.2
2043	33,864	7	39.8	11.2	56	\$1,049.0	\$3.44	\$50,865	2.4	955.6	352.8	7.2
2044	34,046	8	40.0	11.3	55	\$1,081.2	\$3.56	\$51,363	2.2	961.7	360.7	7.2
2045	34,231	10	40.1	11.4	61	\$1,115.0	\$3.70	\$51,860	2.4	967.8	368.8	7.2
2046	34,418	14	40.2	11.4	65	\$1,149.3	\$3.83	\$52,378	2.3	971.9	377.1	7.1
2047	34,610	17	40.3	11.5	70	\$1,184.5	\$3.98	\$52,899	2.3	969.9	385.6	7.1
2048	34,805	19	40.4	11.5	67	\$1,220.9	\$4.12	\$53,434	2.3	971.9	394.4	7.1
2049	35,003	20	40.5	11.6	71	\$1,258.3	\$4.28	\$53,976	2.3	973.9	403.3	7.1
2050	35,202	21	40.6	11.7	72	\$1,296.8	\$4.44	\$54,528	2.3	974.9	412.5	7.1

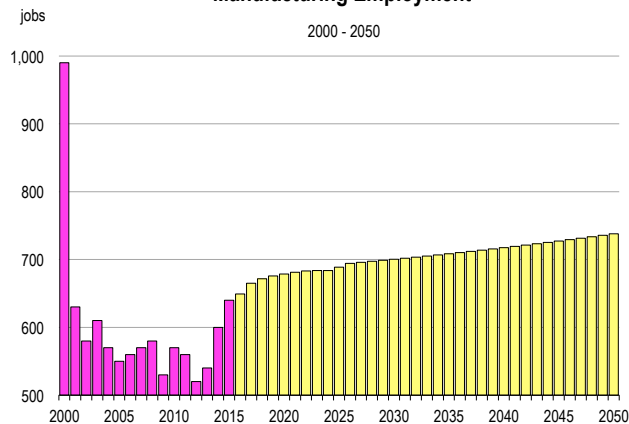


# Glenn County Employment Forecast

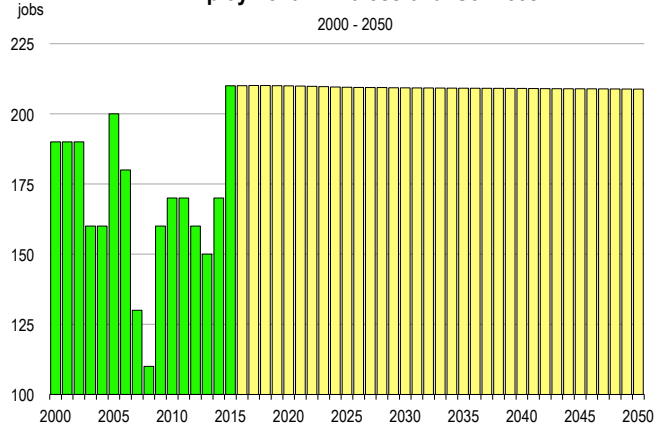
## 2010-2015 History, 2016-2050 Forecast

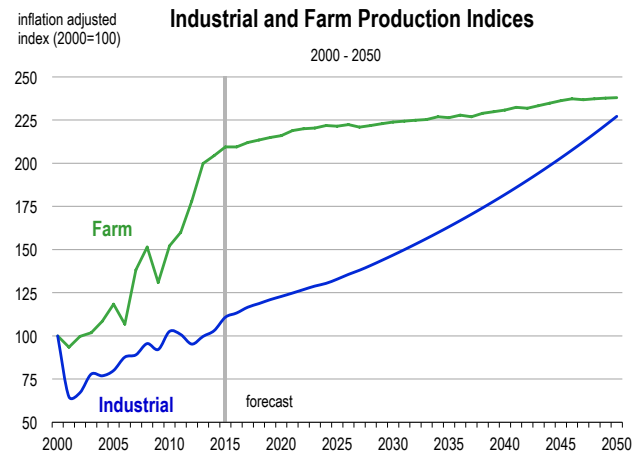
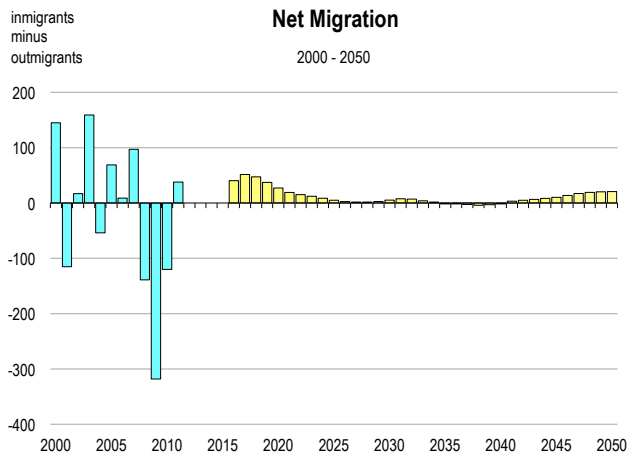
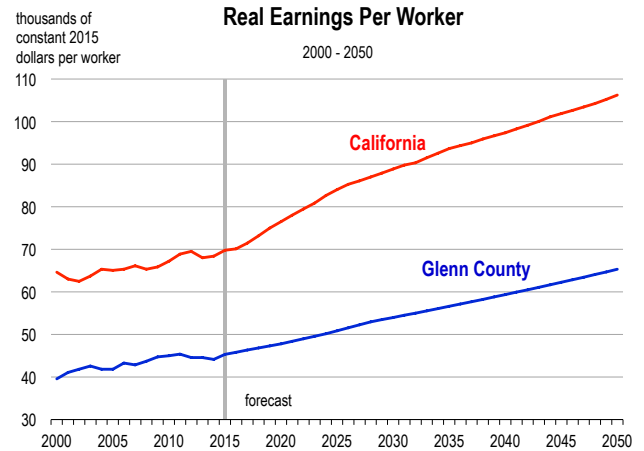
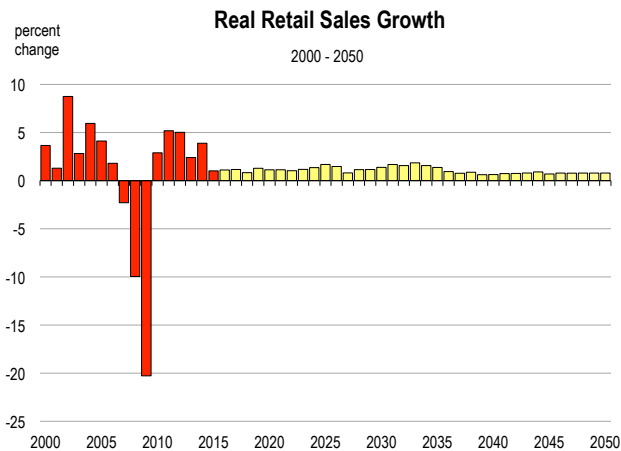
	Total Wage & Salary	Farm	Mining & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----											
2010	8.12	1.93	0.26	0.57	0.45	0.84	0.17	0.17	0.84	0.68	2.21
2011	8.09	1.99	0.26	0.56	0.46	0.85	0.16	0.17	0.87	0.64	2.13
2012	8.21	2.10	0.23	0.52	0.45	0.94	0.14	0.16	0.93	0.66	2.08
2013	8.35	2.20	0.23	0.54	0.45	1.00	0.13	0.15	0.97	0.63	2.05
2014	8.40	2.17	0.24	0.60	0.42	1.08	0.14	0.17	0.91	0.63	2.04
2015	8.83	2.33	0.29	0.64	0.46	1.16	0.15	0.21	0.88	0.67	2.04
2016	9.04	2.42	0.32	0.65	0.46	1.18	0.15	0.21	0.91	0.68	2.06
2017	9.19	2.48	0.35	0.67	0.46	1.20	0.15	0.21	0.92	0.70	2.06
2018	9.27	2.52	0.36	0.67	0.47	1.21	0.15	0.21	0.93	0.70	2.06
2019	9.34	2.54	0.37	0.68	0.47	1.23	0.15	0.21	0.94	0.71	2.06
2020	9.40	2.55	0.37	0.68	0.47	1.24	0.15	0.21	0.95	0.72	2.06
2021	9.45	2.57	0.38	0.68	0.47	1.26	0.15	0.21	0.96	0.73	2.06
2022	9.50	2.58	0.38	0.68	0.47	1.27	0.15	0.21	0.97	0.74	2.06
2023	9.54	2.58	0.38	0.68	0.47	1.28	0.15	0.21	0.98	0.75	2.06
2024	9.58	2.59	0.38	0.68	0.47	1.30	0.15	0.21	0.99	0.76	2.06
2025	9.62	2.59	0.38	0.69	0.47	1.32	0.15	0.21	1.00	0.76	2.06
2026	9.67	2.59	0.38	0.69	0.47	1.34	0.15	0.21	1.01	0.77	2.06
2027	9.69	2.59	0.38	0.70	0.47	1.35	0.15	0.21	1.02	0.77	2.06
2028	9.72	2.59	0.37	0.70	0.47	1.36	0.15	0.21	1.03	0.77	2.06
2029	9.76	2.59	0.37	0.70	0.47	1.37	0.15	0.21	1.04	0.78	2.07
2030	9.80	2.60	0.37	0.70	0.47	1.39	0.15	0.21	1.06	0.78	2.07
2031	9.85	2.60	0.37	0.70	0.48	1.41	0.15	0.21	1.07	0.79	2.07
2032	9.90	2.60	0.37	0.70	0.48	1.43	0.15	0.21	1.08	0.80	2.08
2033	9.95	2.60	0.37	0.71	0.48	1.46	0.15	0.21	1.09	0.80	2.08
2034	10.00	2.60	0.38	0.71	0.48	1.48	0.15	0.21	1.10	0.81	2.09
2035	10.05	2.61	0.38	0.71	0.48	1.49	0.15	0.21	1.11	0.82	2.09
2036	10.09	2.61	0.38	0.71	0.49	1.50	0.15	0.21	1.12	0.82	2.10
2037	10.12	2.61	0.38	0.71	0.49	1.51	0.15	0.21	1.13	0.83	2.10
2038	10.15	2.61	0.38	0.71	0.49	1.52	0.15	0.21	1.14	0.83	2.10
2039	10.19	2.61	0.38	0.72	0.49	1.53	0.15	0.21	1.15	0.84	2.10
2040	10.22	2.62	0.39	0.72	0.49	1.54	0.15	0.21	1.16	0.85	2.10
2041	10.26	2.62	0.39	0.72	0.49	1.54	0.15	0.21	1.17	0.85	2.11
2042	10.29	2.62	0.39	0.72	0.50	1.55	0.15	0.21	1.18	0.86	2.11
2043	10.33	2.62	0.39	0.72	0.50	1.56	0.15	0.21	1.19	0.87	2.11
2044	10.37	2.63	0.39	0.73	0.50	1.57	0.15	0.21	1.20	0.87	2.12
2045	10.41	2.63	0.39	0.73	0.50	1.58	0.15	0.21	1.21	0.88	2.12
2046	10.45	2.64	0.40	0.73	0.50	1.59	0.15	0.21	1.22	0.89	2.13
2047	10.49	2.64	0.40	0.73	0.51	1.60	0.15	0.21	1.23	0.90	2.13
2048	10.52	2.64	0.40	0.73	0.51	1.60	0.15	0.21	1.24	0.90	2.14
2049	10.56	2.64	0.40	0.74	0.51	1.61	0.15	0.21	1.25	0.91	2.14
2050	10.60	2.64	0.40	0.74	0.51	1.62	0.15	0.21	1.26	0.92	2.15

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.7%
Expected job growth:	4.5%
Fastest growing jobs sector:	Construction
Expected personal income growth:	8.5%

Expected population growth:	3.0%
Net migration to account for:	20.7%
Expected growth in number of vehicles:	2.3%

### Demographics (2016)

Unemployment rate (April 2016):	8.2%
County rank* in California (58 counties):	44th
Working age (16-64) population:	61.2%

Population with B.A. or higher:	14.2%
Median home selling price (2015):	\$165,000
Median household income:	\$42,500

### Quality of Life

Violent crime rate (2014):	413 per 100,000 persons
County rank* in California (58 counties):	37th
Average commute time to work (2016):	24.0 minutes

High School drop out rate (2014):	19.0%
Households at/below poverty line (2016):	15.5%

\* The county ranked 1st corresponds to the lowest rate in California

# HUMBOLDT COUNTY ECONOMIC FORECAST

Humboldt County is located on the coast of Northern California in a densely forested and mountainous region. The county is the largest timber producer in California, and according to Humboldt State University, approximately half of all manufacturing employment is lumber-based. Humboldt County has a population of 134,800 people and a total of 50,200 wage and salary jobs. The per capita income is \$39,667 and the average salary per worker is \$46,123.

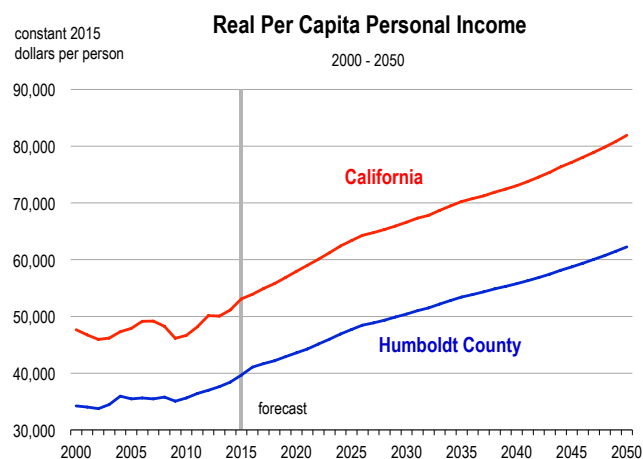
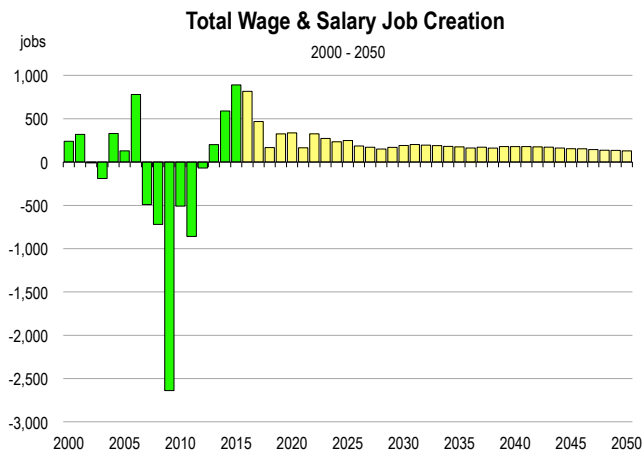
In 2015, Humboldt County gained a total of 890 wage and salary jobs, representing a growth rate of 1.8 percent. The unemployment rate improved substantially, falling from 6.7 percent in 2014 to 5.6 percent in 2015.

During 2015, most sectors were characterized by positive job growth. The largest gains were observed in government (+240 jobs), leisure and hospitality (+230 jobs), and construction (+120 jobs). The largest employment losses were observed in manufacturing (-60 jobs).

The population in Humboldt County grew slowly between 2010 and 2015, increasing by a total of 168 residents. This growth was due entirely to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.6 percent in 2016. From 2016 to 2021, total employment growth will average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Humboldt County, inflation-adjusted salaries are expected to rise by an average of 1.6 percent per year from 2016 to 2021.
- Between 2016 and 2021, job gains will be distributed across a broad range of industries. The largest gains will be observed in government, wholesale and retail trade, and natural resources. Together, these sectors will account for 60 percent of net job gains in the county.
- The population of Humboldt County will continue to grow, but at a slow rate. Annual growth in the 2016-2021 period will average 0.2 percent per year.
- Between 2016 and 2021, an average of 120 net migrants will enter the county each year.
- Real per capita income is expected to rise by 1.5 percent per year between 2016 and 2021.
- Total taxable sales, adjusted for inflation, are forecasted to rise by 3.1 percent in 2016. From 2016 to 2021, real taxable sales are expected to increase by an average of 1.1 percent per year.
- Industrial production will increase by 4.3 percent per year between 2016 and 2021. Over the same period, total crop production, excluding timber, is expected to grow at an annual rate of 0.9 percent per year.

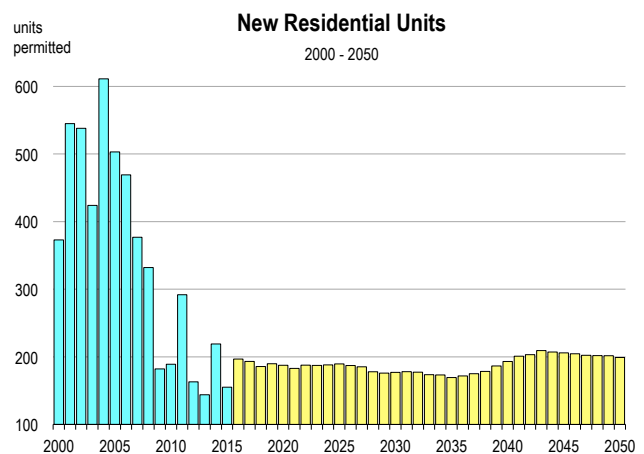
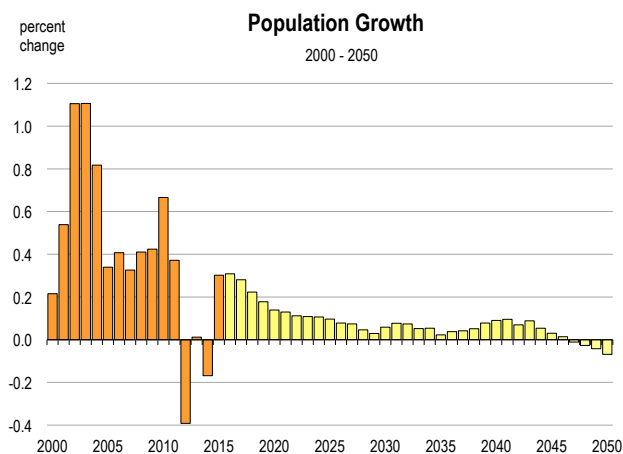




# Humboldt County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

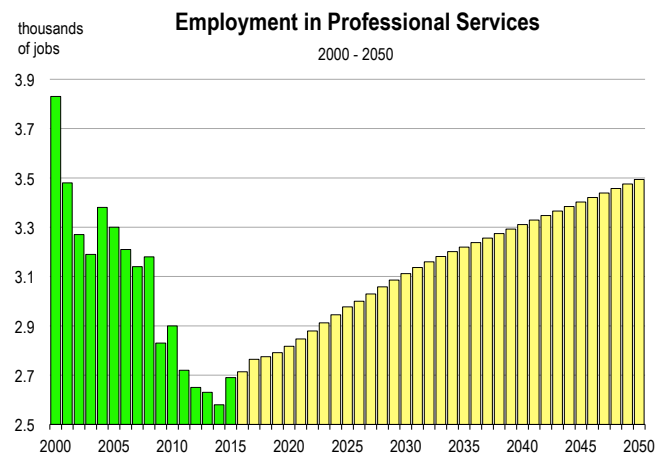
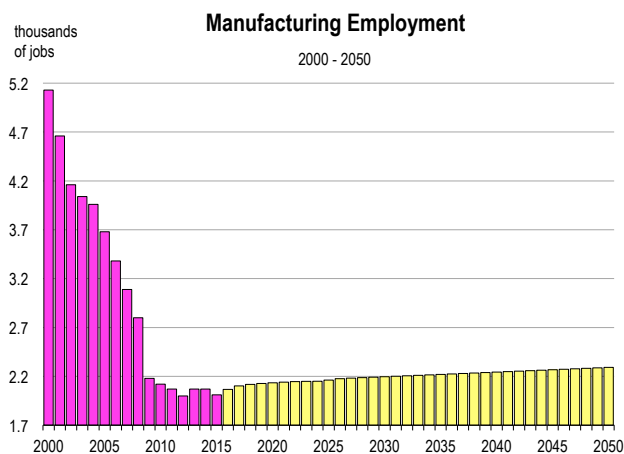
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	134,657	581	148.7	56.0	189	\$1.70	\$4.36	\$35,626	1.3	152.0	2.49	10.6
2011	135,158	131	146.8	56.1	292	\$1.70	\$4.59	\$36,410	2.7	179.2	2.67	10.6
2012	134,629	-684	144.6	56.2	163	\$1.77	\$4.75	\$36,987	2.7	181.9	2.67	9.6
2013	134,646	-250	147.6	56.2	144	\$1.87	\$4.90	\$37,614	2.3	203.3	2.37	8.1
2014	134,419	-379	149.9	56.1	219	\$1.90	\$5.09	\$38,445	2.8	203.7	2.02	6.7
2015	134,825	195	153.4	56.1	155	\$2.00	\$5.35	\$39,667	2.6	208.8	2.61	5.6
2016	135,241	247	154.0	56.6	197	\$2.11	\$5.70	\$41,069	2.7	217.2	2.74	4.9
2017	135,621	220	154.6	56.7	193	\$2.20	\$5.98	\$41,667	3.4	219.7	2.78	4.7
2018	135,924	151	155.2	56.9	186	\$2.29	\$6.27	\$42,168	3.4	221.2	2.97	4.9
2019	136,165	100	155.8	57.1	190	\$2.39	\$6.57	\$42,898	3.0	222.7	3.08	5.0
2020	136,355	61	156.4	57.3	188	\$2.49	\$6.87	\$43,586	3.0	223.7	3.25	5.0
2021	136,532	64	157.0	57.4	183	\$2.59	\$7.18	\$44,280	2.9	226.8	3.38	4.9
2022	136,685	60	157.6	57.6	188	\$2.68	\$7.52	\$45,126	2.9	227.8	3.48	4.8
2023	136,833	73	158.2	57.8	187	\$2.79	\$7.88	\$45,995	2.8	228.3	3.60	4.7
2024	136,979	88	158.8	57.9	188	\$2.90	\$8.24	\$46,904	2.6	229.8	3.70	4.7
2025	137,111	90	159.4	58.1	190	\$3.02	\$8.59	\$47,721	2.5	229.3	3.81	4.6
2026	137,218	78	159.9	58.3	187	\$3.13	\$8.92	\$48,450	2.5	230.3	3.91	4.6
2027	137,320	85	160.4	58.5	185	\$3.24	\$9.25	\$48,878	2.9	228.8	4.01	4.6
2028	137,384	60	160.9	58.6	178	\$3.35	\$9.58	\$49,354	2.7	229.8	4.13	4.6
2029	137,424	49	161.3	58.8	176	\$3.47	\$9.91	\$49,889	2.5	230.8	4.25	4.6
2030	137,505	101	161.7	59.0	177	\$3.60	\$10.24	\$50,436	2.4	231.9	4.37	4.5
2031	137,611	136	162.2	59.1	178	\$3.74	\$10.59	\$51,013	2.3	232.4	4.50	4.4
2032	137,713	143	162.6	59.3	177	\$3.89	\$10.94	\$51,485	2.5	232.9	4.64	4.2
2033	137,785	124	163.0	59.5	174	\$4.05	\$11.30	\$52,168	2.1	233.4	4.77	4.1
2034	137,859	138	163.4	59.6	173	\$4.20	\$11.68	\$52,804	2.3	234.9	4.91	4.0
2035	137,891	107	163.8	59.8	169	\$4.36	\$12.08	\$53,401	2.4	234.4	5.06	3.9
2036	137,943	140	164.2	59.9	172	\$4.51	\$12.50	\$53,868	2.8	235.9	5.21	3.7
2037	138,001	158	164.6	60.1	175	\$4.67	\$12.96	\$54,329	2.9	234.9	5.36	3.6
2038	138,072	182	165.0	60.3	178	\$4.83	\$13.42	\$54,849	2.7	236.9	5.52	3.5
2039	138,180	228	165.3	60.4	187	\$4.99	\$13.90	\$55,305	2.9	237.9	5.68	3.4
2040	138,305	253	165.7	60.6	193	\$5.15	\$14.40	\$55,778	2.8	238.9	5.85	3.4
2041	138,437	266	166.1	60.8	201	\$5.31	\$14.90	\$56,296	2.6	240.5	6.03	3.4
2042	138,534	235	166.4	60.9	203	\$5.47	\$15.40	\$56,860	2.5	240.0	6.21	3.4
2043	138,656	265	166.8	61.1	209	\$5.64	\$15.92	\$57,454	2.4	241.5	6.40	3.5
2044	138,731	221	167.1	61.3	207	\$5.79	\$16.44	\$58,140	2.2	243.0	6.59	3.6
2045	138,773	194	167.5	61.5	206	\$5.95	\$16.98	\$58,745	2.4	244.5	6.79	3.7
2046	138,793	177	167.8	61.7	205	\$6.12	\$17.53	\$59,394	2.3	245.5	7.00	3.8
2047	138,778	148	168.1	61.9	202	\$6.29	\$18.10	\$60,056	2.3	245.0	7.21	3.8
2048	138,741	131	168.5	62.1	202	\$6.46	\$18.69	\$60,750	2.3	245.5	7.43	3.9
2049	138,683	117	168.8	62.3	202	\$6.64	\$19.30	\$61,478	2.3	246.0	7.65	3.9
2050	138,588	89	169.0	62.5	199	\$6.83	\$19.94	\$62,242	2.3	246.3	7.88	4.0

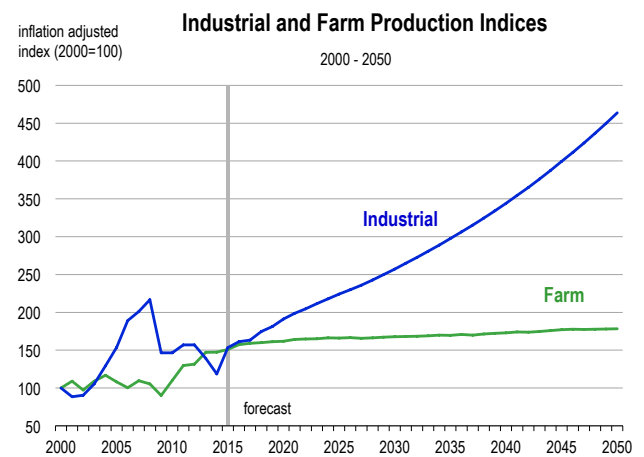
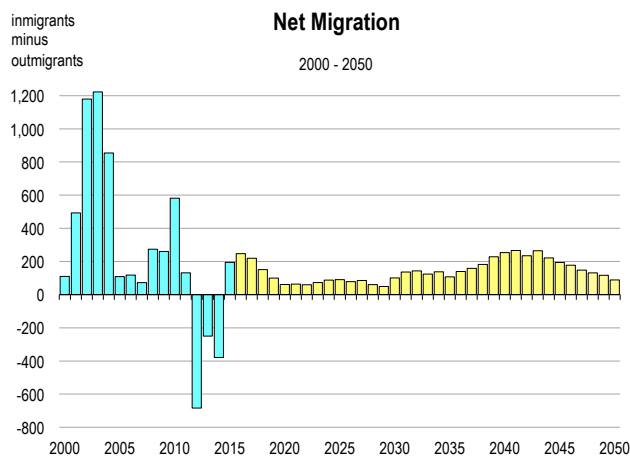
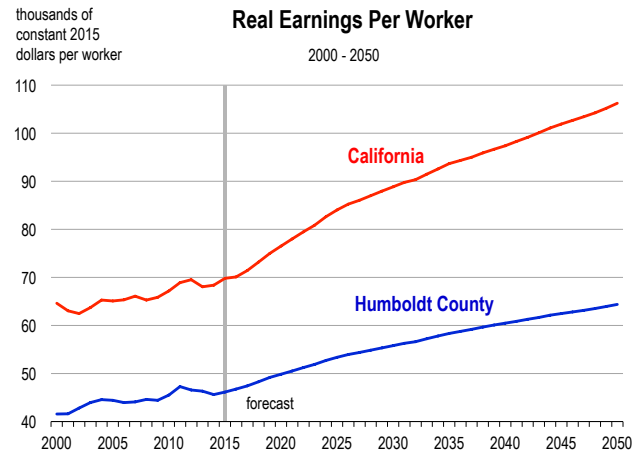
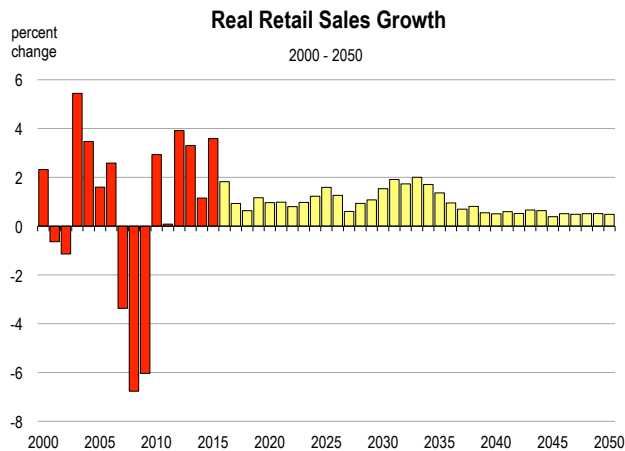


# Humboldt County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	49.42	0.80	1.73	2.12	1.20	7.92	1.66	2.90	0.60	7.70	5.18	13.63
2011	48.56	0.86	1.75	2.07	1.16	7.76	1.62	2.72	0.59	7.57	4.99	13.47
2012	48.49	0.87	1.70	2.00	1.29	7.87	1.60	2.65	0.52	7.44	5.13	13.52
2013	48.69	0.81	1.60	2.07	1.28	7.92	1.60	2.63	0.50	7.77	5.13	13.50
2014	49.28	0.82	1.60	2.07	1.27	7.99	1.59	2.58	0.50	8.00	5.28	13.75
2015	50.17	0.89	1.74	2.01	1.22	8.05	1.61	2.69	0.50	8.03	5.51	13.99
2016	50.99	0.89	1.78	2.07	1.23	8.15	1.63	2.71	0.50	8.16	5.60	14.33
2017	51.45	0.92	1.77	2.10	1.23	8.22	1.64	2.76	0.49	8.21	5.64	14.50
2018	51.62	0.92	1.75	2.12	1.24	8.24	1.65	2.77	0.49	8.23	5.67	14.52
2019	51.95	0.92	1.75	2.13	1.25	8.27	1.66	2.79	0.49	8.25	5.69	14.67
2020	52.28	0.93	1.75	2.13	1.25	8.30	1.67	2.82	0.49	8.28	5.71	14.81
2021	52.45	0.92	1.74	2.14	1.26	8.33	1.68	2.85	0.49	8.30	5.74	14.80
2022	52.77	0.93	1.75	2.15	1.27	8.35	1.68	2.88	0.50	8.33	5.76	14.94
2023	53.05	0.94	1.75	2.15	1.27	8.38	1.69	2.91	0.50	8.37	5.78	15.03
2024	53.28	0.94	1.75	2.15	1.28	8.40	1.70	2.94	0.50	8.41	5.79	15.12
2025	53.53	0.94	1.75	2.16	1.28	8.43	1.70	2.98	0.50	8.45	5.79	15.21
2026	53.71	0.94	1.75	2.18	1.29	8.45	1.70	3.00	0.50	8.48	5.79	15.29
2027	53.88	0.95	1.75	2.18	1.30	8.46	1.70	3.03	0.50	8.51	5.78	15.36
2028	54.03	0.94	1.74	2.19	1.30	8.48	1.70	3.06	0.50	8.54	5.78	15.43
2029	54.20	0.94	1.74	2.19	1.31	8.50	1.70	3.09	0.50	8.57	5.77	15.50
2030	54.40	0.94	1.74	2.20	1.32	8.53	1.71	3.11	0.50	8.61	5.78	15.57
2031	54.60	0.94	1.75	2.20	1.32	8.56	1.70	3.14	0.50	8.65	5.78	15.64
2032	54.79	0.94	1.75	2.21	1.33	8.60	1.71	3.16	0.50	8.68	5.78	15.71
2033	54.98	0.94	1.75	2.21	1.33	8.63	1.71	3.18	0.50	8.72	5.79	15.78
2034	55.16	0.94	1.75	2.22	1.34	8.66	1.70	3.20	0.50	8.76	5.79	15.85
2035	55.34	0.95	1.75	2.22	1.35	8.69	1.71	3.22	0.50	8.79	5.79	15.91
2036	55.50	0.94	1.76	2.22	1.35	8.71	1.71	3.24	0.50	8.83	5.79	15.98
2037	55.67	0.95	1.76	2.23	1.36	8.72	1.70	3.26	0.50	8.87	5.79	16.05
2038	55.83	0.94	1.77	2.23	1.36	8.74	1.70	3.27	0.51	8.91	5.79	16.11
2039	56.01	0.95	1.78	2.24	1.37	8.75	1.70	3.29	0.51	8.95	5.80	16.18
2040	56.19	0.95	1.79	2.24	1.37	8.76	1.70	3.31	0.51	8.99	5.80	16.25
2041	56.37	0.95	1.79	2.25	1.38	8.78	1.69	3.33	0.51	9.03	5.81	16.32
2042	56.54	0.96	1.80	2.25	1.39	8.79	1.69	3.35	0.51	9.07	5.81	16.39
2043	56.72	0.95	1.80	2.26	1.39	8.80	1.69	3.37	0.51	9.12	5.82	16.46
2044	56.88	0.95	1.80	2.26	1.40	8.82	1.69	3.38	0.51	9.16	5.82	16.52
2045	57.03	0.96	1.80	2.27	1.41	8.82	1.69	3.40	0.51	9.20	5.82	16.58
2046	57.18	0.96	1.79	2.27	1.41	8.83	1.69	3.42	0.51	9.24	5.82	16.65
2047	57.33	0.97	1.79	2.28	1.42	8.84	1.68	3.44	0.51	9.28	5.81	16.70
2048	57.46	0.96	1.79	2.28	1.43	8.85	1.68	3.46	0.51	9.32	5.81	16.76
2049	57.60	0.96	1.79	2.29	1.43	8.86	1.68	3.48	0.51	9.36	5.80	16.82
2050	57.73	0.96	1.79	2.29	1.44	8.87	1.68	3.49	0.51	9.39	5.79	16.87





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.8%
Expected job growth:	2.9%
Fastest growing jobs sector:	Natural Resources
Expected personal income growth:	8.9%

Expected population growth:	1.0%
Net migration to account for:	46.1%
Expected growth in number of vehicles:	2.0%

### Demographics (2016)

Unemployment rate (April 2016):	4.8%
County rank* in California (58 counties):	17th
Working age (16-64) population:	66.7%

Population with B.A. degree or higher:	28.3%
Median home selling price (2015):	\$242,000
Median household income:	\$44,783

### Quality of Life

Violent crime rate (2014):	357 per 100,000 persons
County rank* in California (58 counties):	30th
Average commute time to work (2016):	19.0 minutes

High school drop out rate (2015):	9.8%
Households at/below poverty line (2016):	13.8%

\* The county ranked 1st corresponds to the lowest rate in California

# IMPERIAL COUNTY ECONOMIC FORECAST

Imperial County is located at the extreme southeastern edge of California, adjacent to San Diego County. It is the home of the Salton Sea, the largest lake in the state. Imperial County has a population of 184,800 people and a total of 65,300 wage and salary jobs. The income per capita is \$32,277 and the average salary per worker is \$45,862, both of which represent the lowest levels among all Southern California counties.

Imperial County's economy is heavily agricultural. With approximately 13,800 farm workers, the county is responsible for approximately \$2 billion of agricultural output each year. Its most prevalent commodities are cattle, alfalfa, broccoli, and lettuce. The public sector also plays a large role in the region's economy, and with 17,900 workers, it is the county's largest employment sector. A substantial number of the government jobs in Imperial County are related to the two state correctional facilities, which employ a combined total of 2,100 staff and house 7,400 inmates.

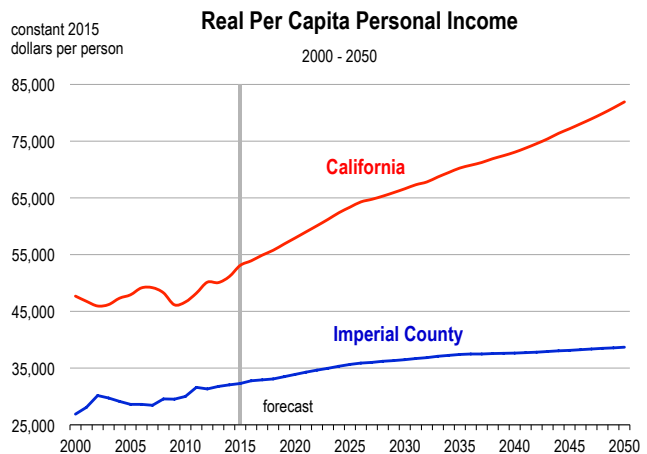
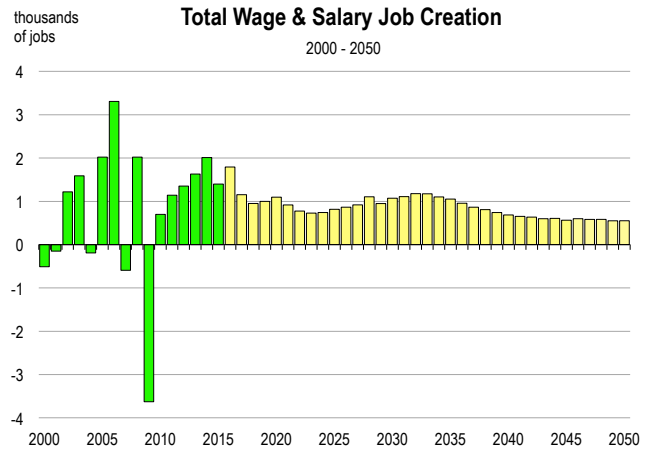
Across Southern California, employment increased by 2.6 percent in 2015. Imperial County gained 1,400 wage and salary jobs, representing a growth rate of 2.2 percent. Farm employment increased by 12.8 percent, while non-farm employment declined by 0.3 percent. The unemployment rate was 24.0 percent in 2015, one of the highest rates in the state.

In 2015, the largest employment gains were observed in agriculture (+1,600 jobs), construction (+340 jobs), wholesale and retail trade (+220 jobs), and education and healthcare (+190 jobs). The largest losses were observed in manufacturing (-630 jobs) and professional and business services (-440 jobs).

Between 2010 and 2015, the Imperial County population grew at an average rate of 1.0 percent per year. This growth was entirely due to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 2.8 percent in 2016. From 2016 to 2021, the growth rate will average 1.5 percent per year. Over the same period, agricultural employment will be relatively flat.
- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. Adjusted for inflation, average salaries in Imperial County will rise by an average of 1.5 percent per year from 2016 to 2021.
- The sectors that will create the most jobs between 2016 and 2021 are education and healthcare, government, and wholesale and retail trade. Together, these industries will account for 83 percent of net job creation in the county.

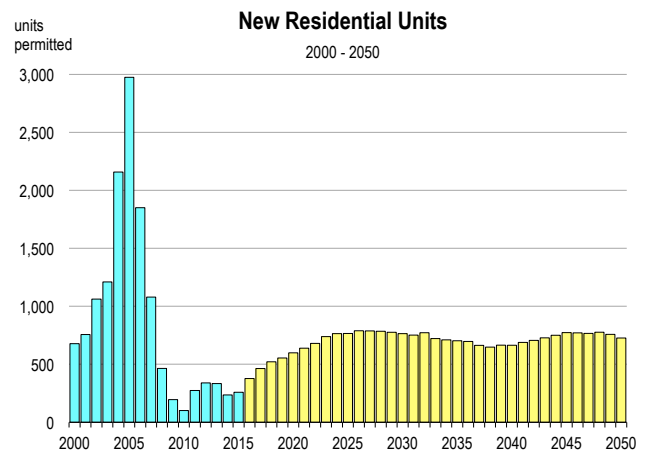
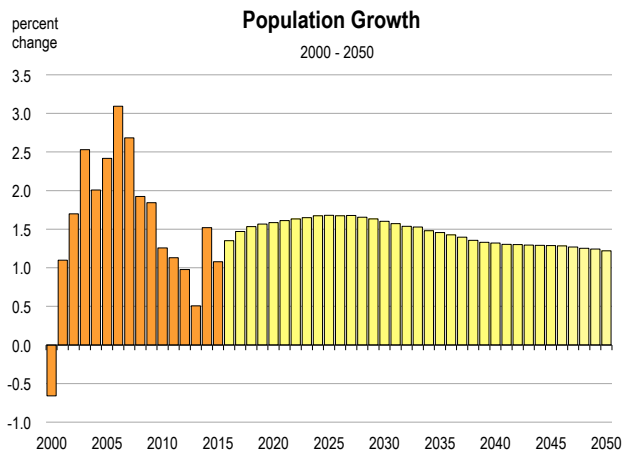


- The population will grow faster than the state average, with countywide annual growth averaging 1.5 percent in the 2016-2021 period.
- Net migration is expected to turn positive in 2016. Over the 2016-2021 period, an average of 500 net migrants will enter the county each year.
- Real income per capita, adjusted for inflation, is projected to increase by 1.5 percent in 2016. Between 2016 and 2021, growth will average 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.7 percent per year between 2016 and 2021.
- Industrial production is expected to increase by 4.9 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 3.2 percent per year.
- Farm production will increase by less than 0.1 percent per year between 2016 and 2021. The principal farm products in the county are cattle and leaf lettuce.

# Imperial County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

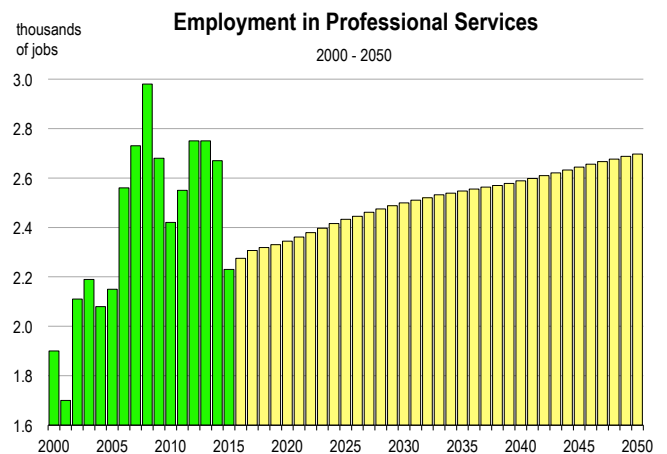
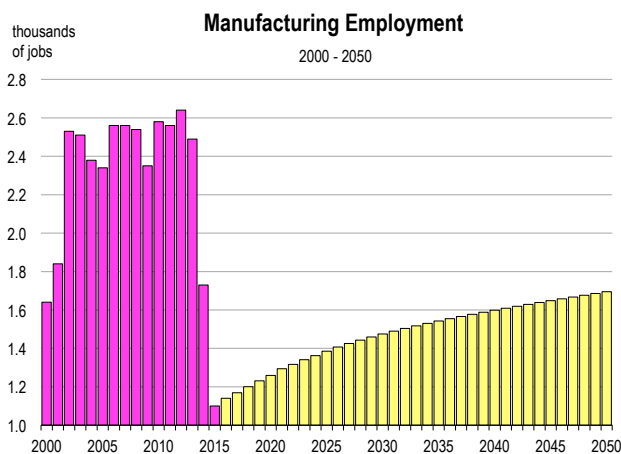
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	175,418	4	155.8	49.1	102	\$1.97	\$4.86	\$29,995	1.2	1.73	0.88	28.8
2011	177,401	-145	157.3	49.2	274	\$2.18	\$5.31	\$31,599	2.7	2.07	0.82	28.9
2012	179,136	-318	160.2	49.2	339	\$2.36	\$5.43	\$31,307	2.0	2.01	0.86	27.4
2013	180,047	-1,117	166.4	49.5	334	\$3.66	\$5.59	\$31,759	1.1	2.21	0.88	25.0
2014	182,786	585	171.5	49.6	236	\$2.67	\$5.80	\$32,031	1.3	1.88	0.70	24.0
2015	184,760	-313	180.7	49.8	258	\$2.78	\$5.96	\$32,277	0.9	1.93	0.55	24.0
2016	187,257	118	185.0	50.1	377	\$2.92	\$6.26	\$32,765	2.1	1.94	0.57	21.6
2017	190,010	316	188.6	50.5	463	\$3.06	\$6.56	\$32,933	2.8	1.92	0.60	20.2
2018	192,924	452	192.1	50.9	522	\$3.19	\$6.88	\$33,102	2.7	1.92	0.61	19.8
2019	195,947	532	195.6	51.4	554	\$3.32	\$7.24	\$33,477	2.4	1.93	0.64	19.7
2020	199,053	573	199.1	52.0	599	\$3.46	\$7.62	\$33,903	2.3	1.93	0.65	19.8
2021	202,261	625	202.4	52.6	639	\$3.60	\$8.00	\$34,288	2.3	1.94	0.67	19.9
2022	205,564	671	205.6	53.2	680	\$3.74	\$8.40	\$34,646	2.2	1.94	0.69	20.1
2023	208,955	719	208.5	53.8	739	\$3.88	\$8.81	\$34,977	2.1	1.95	0.71	20.2
2024	212,453	789	211.3	54.5	764	\$4.03	\$9.22	\$35,312	2.0	1.95	0.72	20.2
2025	216,023	819	214.1	55.3	766	\$4.19	\$9.63	\$35,636	1.8	1.96	0.74	20.2
2026	219,639	821	216.7	56.0	789	\$4.35	\$10.03	\$35,879	1.8	1.97	0.76	20.1
2027	223,324	852	219.3	56.8	788	\$4.52	\$10.47	\$36,023	2.2	1.97	0.78	20.1
2028	227,021	851	222.1	57.6	785	\$4.69	\$10.92	\$36,223	2.0	1.98	0.81	20.0
2029	230,730	849	224.7	58.3	776	\$4.85	\$11.33	\$36,310	1.8	1.98	0.84	19.9
2030	234,427	840	227.4	59.1	764	\$5.02	\$11.76	\$36,472	1.7	1.99	0.87	19.9
2031	238,113	827	230.3	59.9	752	\$5.21	\$12.20	\$36,667	1.6	1.99	0.90	19.8
2032	241,774	814	233.2	60.6	772	\$5.41	\$12.68	\$36,844	1.8	2.00	0.93	19.7
2033	245,470	840	236.2	61.3	722	\$5.60	\$13.14	\$37,086	1.4	2.01	0.97	19.6
2034	249,103	781	239.2	62.1	711	\$5.81	\$13.61	\$37,257	1.6	2.01	1.00	19.5
2035	252,732	768	242.1	62.8	703	\$6.02	\$14.11	\$37,422	1.7	2.02	1.03	19.5
2036	256,338	759	244.8	63.5	697	\$6.24	\$14.63	\$37,478	2.1	2.02	1.06	19.5
2037	259,919	751	247.4	64.1	663	\$6.46	\$15.18	\$37,500	2.2	2.03	1.10	19.6
2038	263,443	709	249.8	64.8	648	\$6.67	\$15.72	\$37,575	2.0	2.04	1.13	19.6
2039	266,948	689	252.2	65.4	665	\$6.88	\$16.30	\$37,614	2.2	2.04	1.17	19.7
2040	270,474	708	254.4	66.1	664	\$7.09	\$16.88	\$37,651	2.1	2.05	1.20	19.8
2041	274,001	705	256.6	66.7	689	\$7.30	\$17.47	\$37,736	1.9	2.06	1.24	19.9
2042	277,566	733	258.6	67.4	706	\$7.51	\$18.06	\$37,815	1.8	2.06	1.28	20.0
2043	281,159	752	260.7	68.1	728	\$7.71	\$18.65	\$37,905	1.7	2.07	1.32	20.1
2044	284,789	777	262.7	68.8	750	\$7.92	\$19.25	\$38,045	1.5	2.08	1.36	20.2
2045	288,458	802	264.5	69.5	773	\$8.13	\$19.87	\$38,120	1.7	2.08	1.40	20.3
2046	292,161	827	266.4	70.3	771	\$8.35	\$20.52	\$38,245	1.6	2.09	1.44	20.4
2047	295,870	823	268.3	71.0	766	\$8.57	\$21.18	\$38,351	1.6	2.10	1.48	20.4
2048	299,577	816	270.1	71.8	777	\$8.80	\$21.86	\$38,476	1.6	2.10	1.52	20.5
2049	303,301	827	271.9	72.6	758	\$9.03	\$22.55	\$38,574	1.6	2.11	1.57	20.5
2050	307,001	803	273.7	73.3	727	\$9.27	\$23.27	\$38,697	1.6	2.12	1.61	20.6

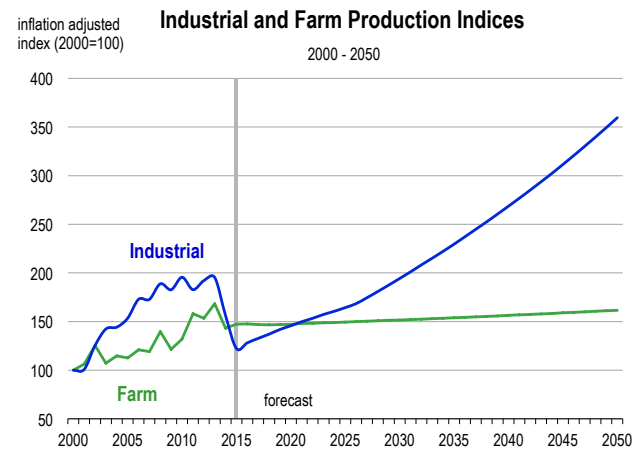
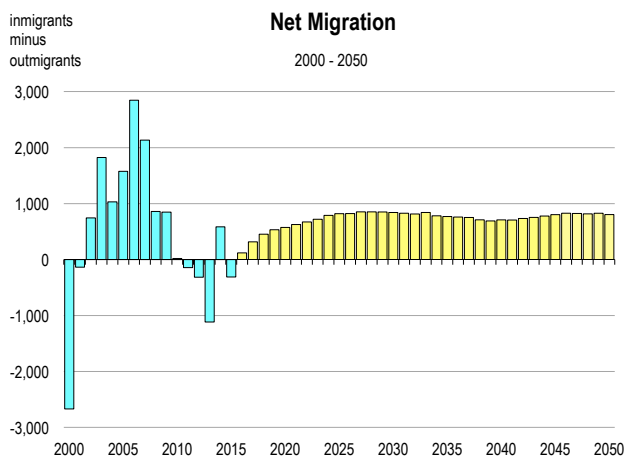
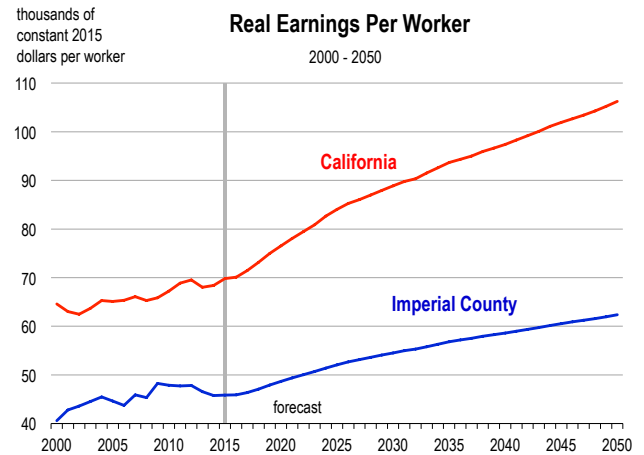
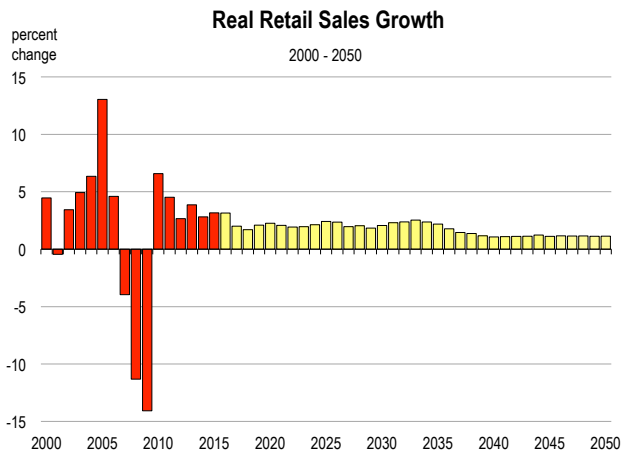


# Imperial County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	57.8	9.1	1.2	2.6	1.8	8.6	1.3	2.4	0.4	7.9	3.3	18.4
2011	58.9	10.4	1.4	2.6	1.8	8.7	1.3	2.6	0.4	7.6	3.4	18.1
2012	60.3	10.7	1.5	2.6	1.8	9.1	1.3	2.8	0.4	7.7	3.6	17.9
2013	61.9	10.9	2.0	2.5	2.0	9.3	1.4	2.8	0.3	8.3	3.9	17.7
2014	63.9	12.2	2.3	1.7	2.1	9.9	1.4	2.7	0.3	8.6	4.0	17.9
2015	65.3	13.8	2.7	1.1	2.1	10.1	1.3	2.2	0.3	8.8	4.2	17.9
2016	67.1	14.0	2.7	1.1	2.2	10.2	1.3	2.3	0.3	9.4	4.2	18.5
2017	68.3	13.9	2.7	1.2	2.2	10.3	1.3	2.3	0.3	9.9	4.3	18.8
2018	69.2	13.9	2.7	1.2	2.3	10.4	1.3	2.3	0.3	10.4	4.3	19.1
2019	70.2	13.9	2.7	1.2	2.3	10.5	1.3	2.3	0.3	10.9	4.3	19.4
2020	71.3	14.0	2.7	1.3	2.4	10.7	1.3	2.3	0.3	11.4	4.4	19.7
2021	72.2	14.0	2.7	1.3	2.4	10.8	1.3	2.4	0.3	11.8	4.4	19.8
2022	73.0	14.1	2.7	1.3	2.4	10.9	1.3	2.4	0.3	12.2	4.5	19.9
2023	73.7	14.2	2.7	1.3	2.4	11.0	1.3	2.4	0.3	12.5	4.6	19.9
2024	74.5	14.3	2.7	1.4	2.4	11.1	1.3	2.4	0.3	12.8	4.6	20.0
2025	75.3	14.4	2.7	1.4	2.4	11.3	1.3	2.4	0.3	13.1	4.7	20.1
2026	76.1	14.4	2.7	1.4	2.5	11.4	1.3	2.4	0.3	13.4	4.7	20.3
2027	77.1	14.5	2.7	1.4	2.5	11.6	1.3	2.5	0.3	13.8	4.7	20.5
2028	78.2	14.6	2.7	1.4	2.6	11.7	1.3	2.5	0.3	14.1	4.8	20.9
2029	79.1	14.7	2.7	1.5	2.7	11.8	1.3	2.5	0.3	14.5	4.8	21.1
2030	80.2	14.8	2.7	1.5	2.8	12.0	1.3	2.5	0.3	14.8	4.9	21.5
2031	81.3	14.8	2.7	1.5	2.8	12.1	1.3	2.5	0.3	15.1	4.9	21.8
2032	82.5	14.9	2.8	1.5	2.9	12.3	1.3	2.5	0.3	15.5	4.9	22.3
2033	83.7	15.0	2.8	1.5	3.0	12.5	1.3	2.5	0.3	15.8	4.9	22.7
2034	84.8	15.1	2.8	1.5	3.0	12.7	1.3	2.5	0.3	16.1	4.9	23.1
2035	85.8	15.2	2.8	1.5	3.1	12.8	1.3	2.5	0.3	16.4	4.9	23.5
2036	86.8	15.2	2.8	1.6	3.2	13.0	1.3	2.6	0.3	16.7	5.0	23.8
2037	87.6	15.3	2.8	1.6	3.3	13.1	1.3	2.6	0.3	16.9	5.0	24.1
2038	88.4	15.4	2.8	1.6	3.3	13.2	1.3	2.6	0.3	17.1	5.0	24.3
2039	89.2	15.5	2.8	1.6	3.4	13.3	1.4	2.6	0.3	17.3	5.0	24.6
2040	89.9	15.6	2.8	1.6	3.5	13.4	1.4	2.6	0.3	17.5	5.0	24.8
2041	90.5	15.6	2.8	1.6	3.5	13.5	1.4	2.6	0.3	17.7	5.0	24.9
2042	91.2	15.7	2.8	1.6	3.6	13.6	1.4	2.6	0.3	17.9	5.0	25.1
2043	91.8	15.8	2.8	1.6	3.7	13.7	1.4	2.6	0.3	18.0	5.0	25.3
2044	92.4	15.9	2.8	1.6	3.8	13.8	1.4	2.6	0.3	18.1	5.0	25.4
2045	92.9	16.0	2.8	1.6	3.8	13.9	1.4	2.6	0.3	18.3	5.0	25.5
2046	93.5	16.0	2.8	1.7	3.9	14.0	1.4	2.7	0.3	18.4	5.0	25.7
2047	94.1	16.1	2.8	1.7	4.0	14.1	1.4	2.7	0.3	18.6	5.1	25.8
2048	94.7	16.2	2.8	1.7	4.0	14.2	1.4	2.7	0.3	18.7	5.1	25.9
2049	95.2	16.3	2.8	1.7	4.1	14.3	1.4	2.7	0.3	18.8	5.1	26.0
2050	95.8	16.4	2.8	1.7	4.2	14.4	1.4	2.7	0.3	18.9	5.1	26.1





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	10.6%
Expected job growth:	7.6%
Fastest growing jobs sector:	Education and Healthcare
Expected personal income growth:	13.0%

Expected population growth:	8.0%
Net migration to account for:	16.6%
Expected growth in number of vehicles:	9.5%

### Demographics (2016)

Unemployment rate (April 2016):	20.1%
County rank* in California (58 counties):	58th
Working age (16-64) population:	62.5%

Population with B.A. or higher:	12.9%
Median home selling price (2015):	188,637
Median household income:	\$45,650

### Quality of Life

Violent crime rate (2014):	319 per 100,000 persons
County rank* in California (58 counties):	23rd
Average commute time to work (2016):	22.0 minutes

High School drop out rate (2015):	5.5%
Households at/below poverty line (2016):	20.9%

\* The county ranked 1st corresponds to the lowest rate in California



# INYO COUNTY ECONOMIC FORECAST

Inyo County is the second largest county in California in terms of land area. However, 98 percent of this land is publicly managed by state and federal government departments. The unique geography of the county includes Mount Whitney (the highest point in the continental United States) and Death Valley (the lowest point in the Western Hemisphere).

The public sector accounts for 41 percent of total employment in the county. Leisure services and retail trade are the two other largest sectors, accounting for 18 and 12 percent, respectively, of all wage and salary jobs. Death Valley National Park is the largest visitor attraction, but thousands of hikers climb Mount Whitney each year.

Inyo County has a population of 18,700 people and a total of 7,600 wage and salary jobs. The income per capita is \$46,461 and the average salary per worker is \$54,637.

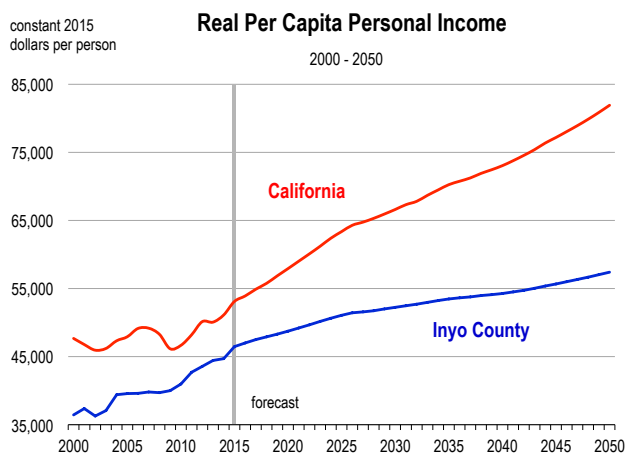
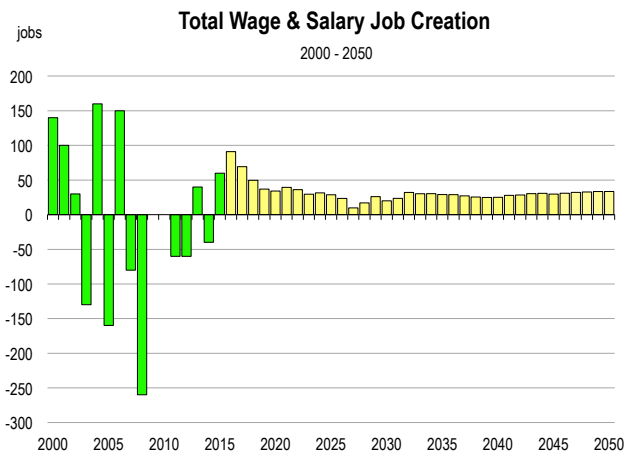
In 2015, Inyo County gained 60 wage and salary jobs, representing a growth rate of 0.8 percent. The unemployment rate improved substantially, falling from 6.8 percent in 2014 to 5.8 percent in 2015.

During 2015, positive job growth was observed in leisure and hospitality, professional and business services, and manufacturing. Job losses were reported in government. In all other sectors, employment was virtually flat.

Between 2010 and 2015, the population of Inyo County increased by 0.2 percent per year. During this period, the county gained an average of 2 residents per year through net migration, and an average of 25 residents per year through the natural increase (new births).

## FORECAST HIGHLIGHTS

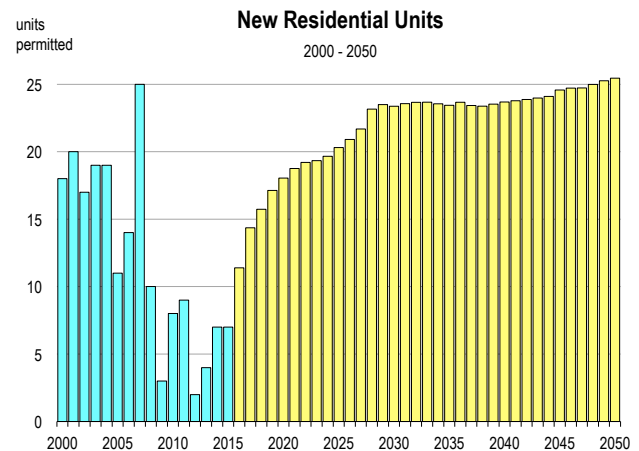
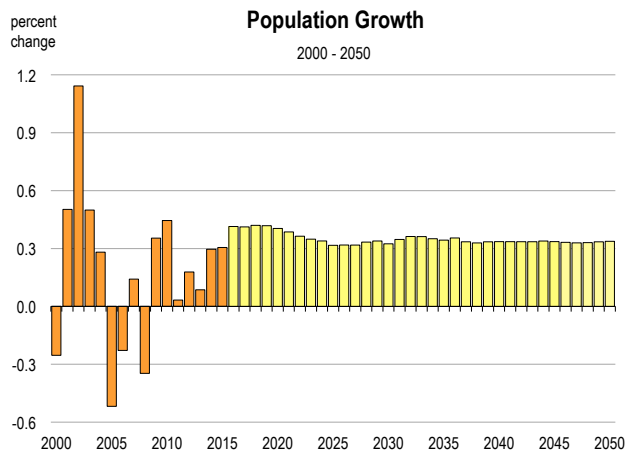
- Total wage and salary employment will increase by 1.2 percent in 2016. Over the 2016-2021 period, growth is expected to average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Inyo County, inflation-adjusted salaries are expected to rise by an average of 0.6 percent per year between 2016 and 2021.
- Between 2016 and 2021, the majority of all employment growth will occur in government, professional and business services, wholesale and retail trade, and leisure services. Combined, these sectors will account for 77 percent of net job creation in the county.
- The county population is expected to grow slowly. Annual growth in the 2016-2021 period will average 0.4 percent per year.
- Net migration will be positive over the forecast horizon, but will be very low. Between 2016 and 2021, an average of 9 net migrants will enter the county each year.
- Real income per capita will increase by 1.2 percent in 2016. Between 2016 and 2021, real income per capita is expected to increase by an average of 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.3 percent per year from 2016 to 2021.
- Industrial production will rise by 1.6 percent in 2016. During the 2016-2021 period, the growth rate of industrial production will average 2.2 percent per year.



# Inyo County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	18,530	58	27.4	8.05	8	\$306.0	\$0.69	\$40,986	1.3	23.7	136.8	9.7
2011	18,536	9	27.1	8.05	9	\$327.2	\$0.74	\$42,716	2.7	28.2	134.7	9.7
2012	18,569	0	26.7	8.06	2	\$344.5	\$0.77	\$43,580	2.7	26.9	136.9	9.1
2013	18,585	0	27.3	8.06	4	\$317.0	\$0.80	\$44,445	2.3	26.5	132.3	7.8
2014	18,640	0	27.3	8.07	7	\$309.4	\$0.82	\$44,694	2.8	22.0	115.4	6.8
2015	18,697	0	27.7	8.07	7	\$345.6	\$0.87	\$46,461	2.6	18.5	129.1	5.8
2016	18,774	10	27.9	8.08	11	\$343.5	\$0.91	\$47,019	2.7	22.4	131.1	5.1
2017	18,852	7	28.2	8.09	14	\$354.9	\$0.95	\$47,512	3.4	22.1	133.4	4.8
2018	18,931	7	28.4	8.10	16	\$366.8	\$0.99	\$47,891	3.4	22.1	137.6	4.8
2019	19,010	8	28.5	8.12	17	\$379.4	\$1.03	\$48,307	3.0	22.2	140.0	4.8
2020	19,087	11	28.6	8.13	18	\$391.6	\$1.07	\$48,726	3.0	22.3	143.0	4.8
2021	19,161	13	28.8	8.15	19	\$403.7	\$1.12	\$49,202	2.9	22.6	145.8	4.8
2022	19,230	14	28.9	8.17	19	\$415.7	\$1.16	\$49,657	2.9	22.6	148.2	4.7
2023	19,297	14	29.0	8.19	19	\$428.3	\$1.21	\$50,163	2.8	22.8	151.0	4.7
2024	19,363	16	29.1	8.21	20	\$441.2	\$1.26	\$50,636	2.6	22.9	153.6	4.6
2025	19,424	17	29.2	8.22	20	\$455.3	\$1.30	\$51,067	2.5	23.1	156.4	4.5
2026	19,486	17	29.3	8.24	21	\$468.8	\$1.35	\$51,448	2.5	23.2	159.4	4.4
2027	19,548	15	29.4	8.26	22	\$483.0	\$1.39	\$51,579	2.9	23.4	162.7	4.3
2028	19,613	16	29.4	8.29	23	\$497.7	\$1.43	\$51,735	2.7	23.5	166.4	4.4
2029	19,679	18	29.5	8.31	23	\$511.8	\$1.48	\$51,991	2.5	23.7	170.4	4.4
2030	19,743	17	29.6	8.33	23	\$527.4	\$1.52	\$52,223	2.4	23.8	174.5	4.4
2031	19,812	18	29.7	8.35	24	\$544.3	\$1.57	\$52,483	2.3	24.0	178.7	4.4
2032	19,883	20	29.8	8.38	24	\$562.2	\$1.62	\$52,692	2.5	24.1	183.0	4.4
2033	19,955	21	29.9	8.40	24	\$579.9	\$1.66	\$52,975	2.1	24.3	187.4	4.4
2034	20,025	22	30.0	8.42	24	\$597.8	\$1.71	\$53,233	2.3	24.5	192.0	4.4
2035	20,094	23	30.1	8.44	23	\$615.9	\$1.76	\$53,483	2.4	24.6	196.7	4.4
2036	20,165	23	30.2	8.47	24	\$634.8	\$1.82	\$53,639	2.8	24.8	201.5	4.4
2037	20,233	24	30.4	8.49	23	\$653.9	\$1.88	\$53,776	2.9	24.9	206.4	4.4
2038	20,299	24	30.4	8.51	23	\$672.8	\$1.94	\$53,967	2.7	25.1	211.4	4.3
2039	20,367	24	30.5	8.54	24	\$692.1	\$2.00	\$54,104	2.9	25.3	216.6	4.3
2040	20,436	23	30.6	8.56	24	\$711.3	\$2.07	\$54,271	2.8	25.5	222.0	4.3
2041	20,504	24	30.7	8.58	24	\$730.0	\$2.14	\$54,492	2.6	25.6	227.5	4.3
2042	20,573	24	30.8	8.60	24	\$748.6	\$2.20	\$54,745	2.5	25.8	233.1	4.3
2043	20,642	25	31.0	8.63	24	\$766.9	\$2.27	\$55,032	2.4	26.0	238.9	4.3
2044	20,712	25	31.1	8.65	24	\$784.8	\$2.34	\$55,371	2.2	26.2	244.8	4.3
2045	20,781	25	31.2	8.67	25	\$803.1	\$2.41	\$55,660	2.4	26.3	250.9	4.3
2046	20,850	25	31.3	8.70	25	\$821.6	\$2.48	\$55,989	2.3	26.5	257.2	4.3
2047	20,919	25	31.4	8.72	25	\$840.4	\$2.56	\$56,325	2.3	26.7	263.7	4.3
2048	20,988	25	31.5	8.75	25	\$859.7	\$2.64	\$56,672	2.3	26.9	270.3	4.3
2049	21,059	26	31.7	8.77	25	\$879.4	\$2.72	\$57,028	2.3	27.1	277.1	4.3
2050	21,130	26	31.8	8.79	25	\$899.6	\$2.80	\$57,398	2.3	27.3	284.1	4.3

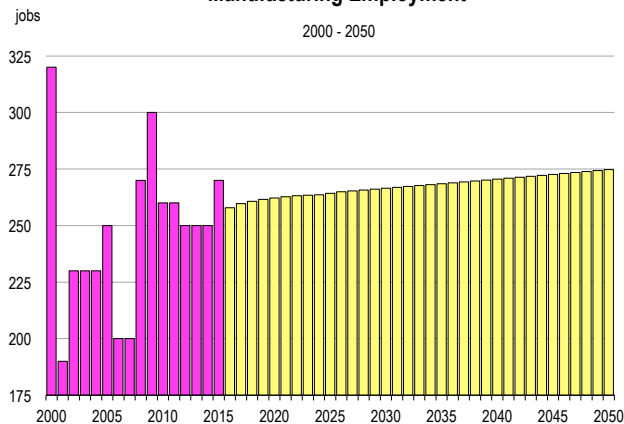


# Inyo County Employment Forecast

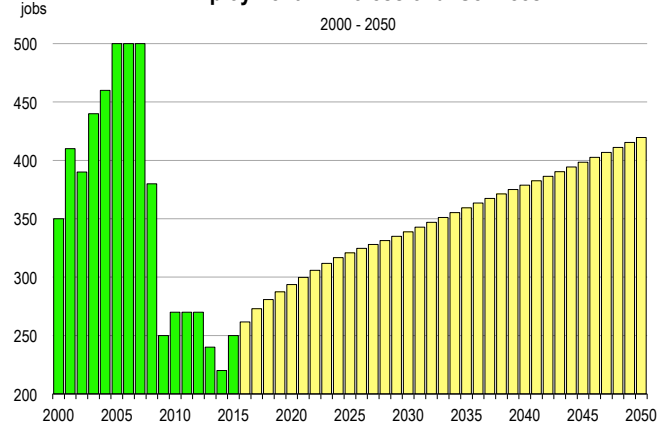
## 2010-2015 History, 2016-2050 Forecast

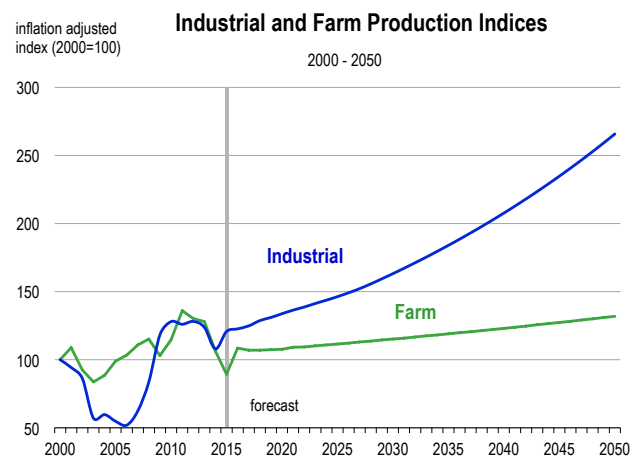
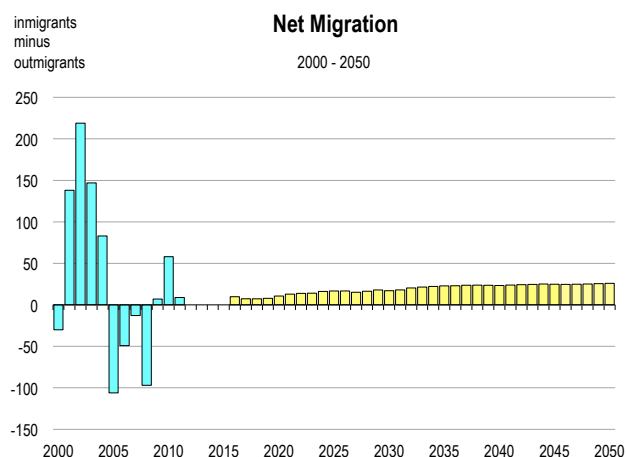
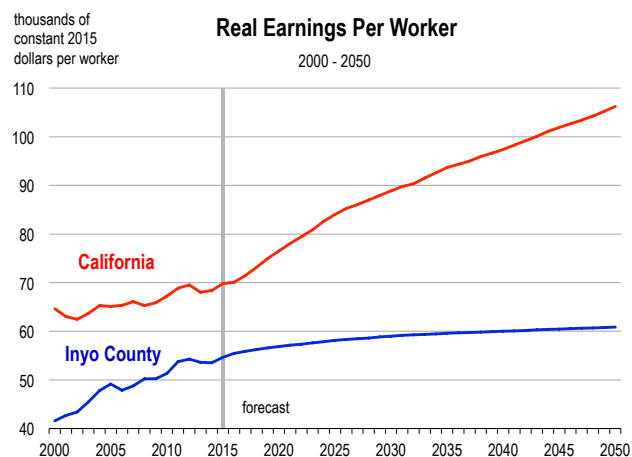
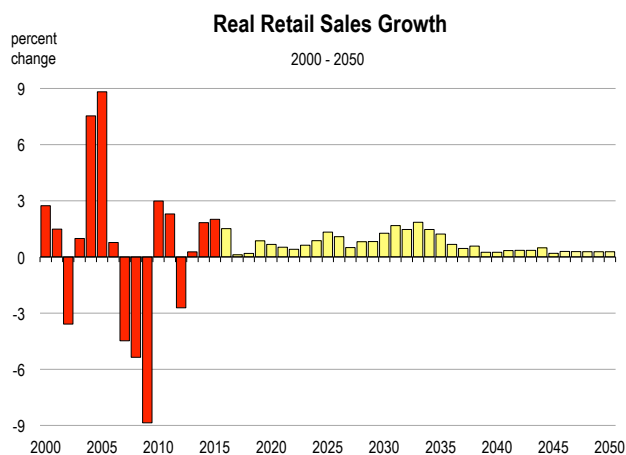
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	7.66	0.05	0.16	0.26	0.20	1.09	0.15	0.27	0.08	0.49	1.47	3.19
2011	7.60	0.06	0.15	0.26	0.19	1.04	0.15	0.27	0.08	0.48	1.45	3.23
2012	7.54	0.06	0.14	0.25	0.20	1.00	0.15	0.27	0.06	0.52	1.41	3.24
2013	7.58	0.05	0.17	0.25	0.19	1.03	0.14	0.24	0.06	0.63	1.39	3.20
2014	7.54	0.06	0.30	0.25	0.19	1.06	0.14	0.22	0.06	0.60	1.33	3.11
2015	7.60	0.05	0.31	0.27	0.18	1.05	0.14	0.25	0.05	0.61	1.38	3.08
2016	7.69	0.05	0.32	0.26	0.19	1.06	0.14	0.26	0.06	0.63	1.41	3.08
2017	7.76	0.05	0.32	0.26	0.19	1.07	0.15	0.27	0.06	0.63	1.44	3.09
2018	7.81	0.05	0.32	0.26	0.20	1.08	0.15	0.28	0.06	0.64	1.45	3.10
2019	7.85	0.06	0.32	0.26	0.20	1.08	0.15	0.29	0.06	0.64	1.46	3.10
2020	7.88	0.06	0.33	0.26	0.20	1.09	0.15	0.29	0.06	0.64	1.48	3.11
2021	7.92	0.06	0.33	0.26	0.20	1.09	0.15	0.30	0.06	0.64	1.49	3.11
2022	7.96	0.06	0.33	0.26	0.20	1.10	0.16	0.31	0.06	0.64	1.51	3.12
2023	7.99	0.06	0.33	0.26	0.20	1.10	0.16	0.31	0.06	0.64	1.52	3.12
2024	8.02	0.06	0.33	0.26	0.20	1.11	0.16	0.32	0.06	0.64	1.53	3.13
2025	8.05	0.06	0.33	0.26	0.20	1.11	0.16	0.32	0.06	0.64	1.54	3.13
2026	8.07	0.06	0.33	0.26	0.20	1.11	0.17	0.32	0.06	0.64	1.55	3.14
2027	8.08	0.06	0.33	0.27	0.20	1.12	0.17	0.33	0.06	0.63	1.55	3.14
2028	8.10	0.06	0.33	0.27	0.20	1.12	0.17	0.33	0.06	0.63	1.56	3.15
2029	8.12	0.06	0.33	0.27	0.20	1.12	0.17	0.33	0.06	0.64	1.56	3.15
2030	8.14	0.06	0.33	0.27	0.20	1.12	0.18	0.34	0.06	0.63	1.57	3.16
2031	8.17	0.06	0.33	0.27	0.20	1.12	0.18	0.34	0.06	0.63	1.58	3.16
2032	8.20	0.06	0.33	0.27	0.20	1.13	0.18	0.35	0.06	0.64	1.59	3.17
2033	8.23	0.06	0.33	0.27	0.21	1.13	0.18	0.35	0.06	0.65	1.60	3.17
2034	8.26	0.06	0.33	0.27	0.21	1.13	0.18	0.36	0.06	0.65	1.61	3.18
2035	8.29	0.06	0.33	0.27	0.21	1.13	0.19	0.36	0.06	0.66	1.62	3.19
2036	8.32	0.06	0.33	0.27	0.21	1.13	0.19	0.36	0.06	0.66	1.63	3.19
2037	8.34	0.06	0.33	0.27	0.21	1.14	0.19	0.37	0.06	0.66	1.64	3.20
2038	8.37	0.06	0.33	0.27	0.21	1.14	0.19	0.37	0.06	0.67	1.64	3.20
2039	8.39	0.06	0.33	0.27	0.21	1.14	0.19	0.38	0.06	0.67	1.65	3.21
2040	8.42	0.06	0.33	0.27	0.21	1.14	0.20	0.38	0.06	0.67	1.66	3.21
2041	8.45	0.06	0.33	0.27	0.21	1.14	0.20	0.38	0.06	0.68	1.67	3.22
2042	8.48	0.06	0.33	0.27	0.21	1.14	0.20	0.39	0.06	0.68	1.68	3.22
2043	8.51	0.06	0.33	0.27	0.21	1.14	0.20	0.39	0.06	0.69	1.69	3.23
2044	8.54	0.06	0.33	0.27	0.22	1.14	0.20	0.39	0.06	0.69	1.70	3.23
2045	8.57	0.06	0.33	0.27	0.22	1.14	0.21	0.40	0.06	0.70	1.71	3.24
2046	8.60	0.06	0.33	0.27	0.22	1.15	0.21	0.40	0.06	0.70	1.72	3.24
2047	8.63	0.06	0.33	0.27	0.22	1.15	0.21	0.41	0.06	0.71	1.73	3.25
2048	8.66	0.06	0.33	0.27	0.22	1.15	0.21	0.41	0.06	0.71	1.74	3.25
2049	8.70	0.06	0.33	0.27	0.22	1.16	0.21	0.42	0.06	0.72	1.75	3.26
2050	8.73	0.06	0.33	0.27	0.22	1.16	0.22	0.42	0.06	0.73	1.76	3.27

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	2.4%
Expected job growth:	3.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.8%

Expected population growth:	2.1%
Net migration to account for:	11.9%
Expected growth in number of vehicles:	3.0%

### Demographics (2016)

Unemployment rate (April 2016):	5.2%
County rank* in California (58 counties):	20th
Working age (16-64) population:	59.9%

Population with B.A. degree or higher:	21.3%
Median home selling price (2015):	\$259,250
Median household income:	\$47,058

### Quality of Life

Violent Crime rate (2014):	569 per 100,000 persons
County rank* in California (58 counties):	52nd
Average commute time to work (2016):	17.0 minutes

High school drop out rate (2008):	15.3%
Households at/below poverty line (2016):	8.8%

\* The county ranked 1st corresponds to the lowest rate in California

# KERN COUNTY ECONOMIC FORECAST

Kern County is located at the southern end of California's Central Valley, just north of Los Angeles County. Agriculture is a vital component of the Kern County economy, and total crop values consistently rank within the top five counties in the nation. Kern County has a population of 884,400 people and approximately 317,500 wage and salary jobs. In 2015, the per capita income was \$36,980, and the average salary per worker was \$57,106.

Kern County is a large producer of oil and natural gas. In recent years, the county has accounted for more than 70 percent of California's total oil production, and approximately 65 percent of the state's natural gas production.

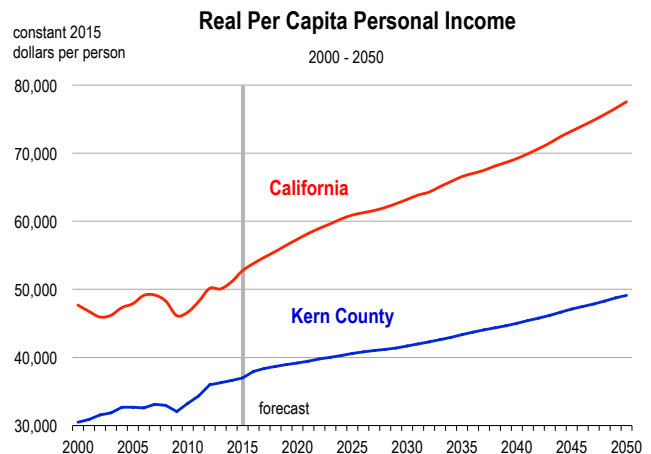
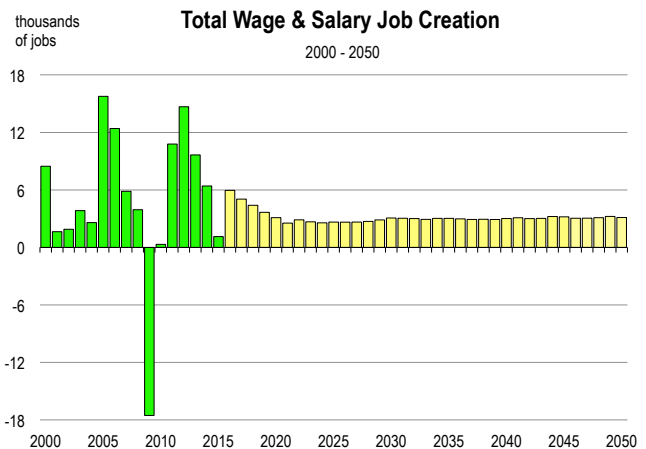
During 2015, employment across Southern California increased by 2.6 percent. Kern County gained 1,100 total wage and salary jobs, representing a growth rate of 0.4 percent. The unemployment rate, while still high, improved slightly, falling from 10.6 percent in 2014 to 10.2 percent in 2015.

In 2015, job gains were largest in government (+1,700 jobs), leisure and hospitality (+1,500 jobs), retail trade (+1,200 jobs), and education and healthcare (+900 jobs). The largest losses were observed in mining and natural resources (-1,500 jobs), construction (-1,200 jobs), agriculture (-1,000 jobs), manufacturing (-400 jobs), and professional and business services (-400 jobs).

Between 2010 and 2015, the population of Kern County grew by 5.0 percent, representing an annual average increase of 1.0 percent. All of this growth was due to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.9 percent in 2016, and by an annual average of 1.1 percent between 2016 and 2021.
- Between 2016 and 2021, job growth will be led by professional and business services, education and healthcare, leisure and hospitality, government, and agriculture. Together, these sectors are expected to account for 69 percent of net job creation in the county.
- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. In Kern County, real average salaries will increase by 0.9 percent per year from 2016 to 2021.
- Population growth should accelerate over the next few years. Though it will not match the rapid pace that was observed from 2001-2007, it will remain higher than the statewide rate, averaging 1.3 percent per year from 2016 to 2021.
- Net migration will increase from current levels. Over the forecast period, an average of 2,800 net migrants are expected to enter the county each year.

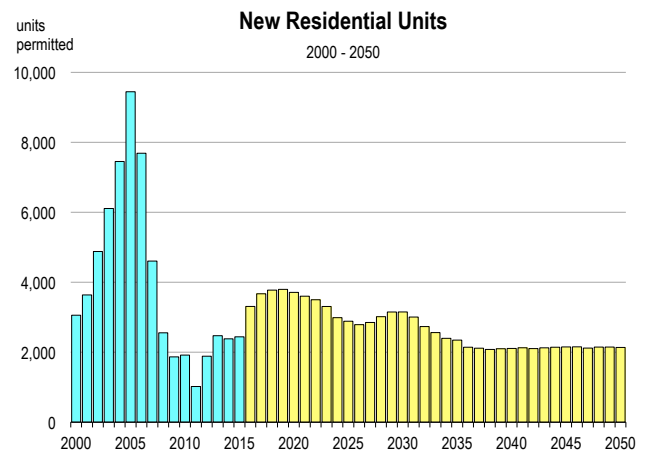
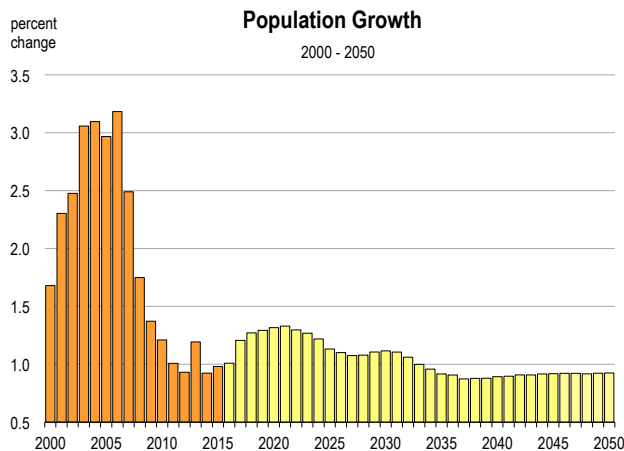


- Between 2016 and 2021, an average of 3,700 housing permits will be issued each year. More than 12,000 new homes could be built at the base of the Grapevine over the next decade, and the first phase of construction could begin in 2017.
- Real per capita income is expected to increase at a rate of 2.6 percent in 2016. Growth is expected to average 0.8 percent per year between 2016 and 2021.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.0 percent per year between 2016 and 2021.
- Industrial production is expected to increase by 5.4 percent in 2016. From 2016 to 2021, industrial production will grow by an average of 3.6 percent per year.
- Farm production is projected to increase by 1.2 percent per year between 2016 and 2021. The principal farm product in the county is the grape.

# Kern County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

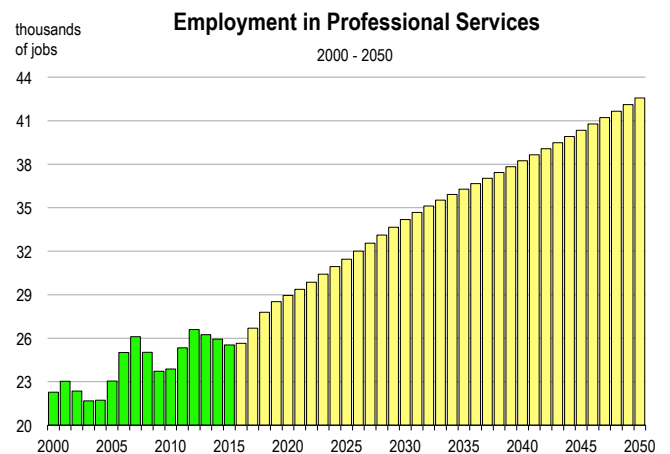
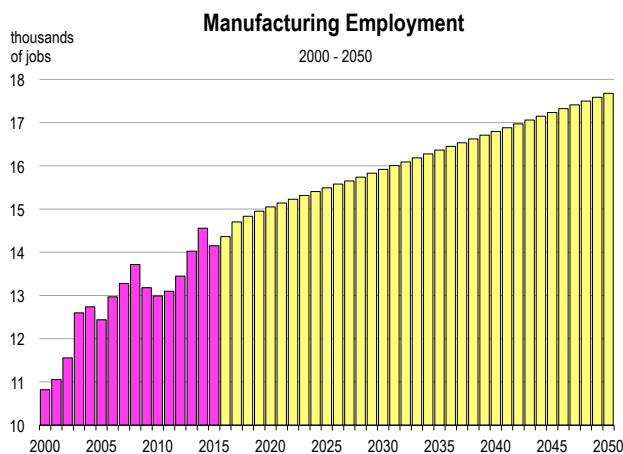
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	841,189	529	681	254.6	1,920	\$11.2	\$25.8	\$33,270	1.2	5.2	13.2	15.7
2011	849,678	-520	682	256.0	1,022	\$14.0	\$27.7	\$34,343	2.7	6.0	15.8	15.0
2012	857,599	-1,055	688	257.4	1,884	\$14.9	\$29.9	\$35,987	2.0	6.7	17.6	13.3
2013	867,825	1,452	708	258.9	2,472	\$15.4	\$30.8	\$36,281	1.1	7.0	16.1	11.8
2014	875,843	-463	724	260.9	2,382	\$15.3	\$31.8	\$36,631	1.3	7.7	14.2	10.6
2015	884,436	-33	738	263.0	2,441	\$14.5	\$32.7	\$36,980	0.9	7.9	16.2	10.2
2016	893,363	326	747	265.0	3,310	\$16.1	\$34.8	\$37,945	1.9	8.1	17.0	9.0
2017	904,141	2,045	759	268.0	3,672	\$16.8	\$36.9	\$38,395	3.0	8.2	17.5	8.6
2018	915,637	2,667	770	271.4	3,777	\$17.4	\$38.4	\$38,697	2.9	8.3	18.5	8.5
2019	927,478	2,877	781	274.9	3,798	\$17.9	\$40.0	\$38,964	1.6	8.4	19.0	8.4
2020	939,688	3,136	792	278.5	3,712	\$18.4	\$41.7	\$39,200	1.6	8.5	19.7	8.4
2021	952,186	3,360	803	281.9	3,603	\$19.0	\$43.4	\$39,446	1.6	8.6	20.3	8.5
2022	964,536	3,101	815	285.2	3,501	\$19.4	\$45.2	\$39,778	1.6	8.7	20.8	8.5
2023	976,770	2,897	826	288.5	3,309	\$19.9	\$47.0	\$40,009	1.6	8.8	21.3	8.5
2024	988,676	2,526	837	291.6	2,989	\$20.5	\$49.1	\$40,272	1.9	8.9	21.8	8.5
2025	999,870	1,778	848	294.3	2,887	\$21.0	\$51.3	\$40,592	2.1	8.9	22.4	8.5
2026	1,010,880	1,553	857	297.0	2,789	\$21.6	\$53.6	\$40,819	2.2	9.0	23.0	8.5
2027	1,021,749	1,364	866	299.6	2,852	\$22.2	\$55.9	\$41,023	2.2	9.1	23.7	8.5
2028	1,032,777	1,519	874	302.2	3,017	\$22.9	\$58.1	\$41,175	2.0	9.2	24.4	8.5
2029	1,044,203	1,854	883	305.0	3,151	\$23.7	\$60.4	\$41,382	1.8	9.2	25.2	8.4
2030	1,055,855	2,066	892	308.0	3,153	\$24.4	\$62.8	\$41,673	1.7	9.3	26.0	8.4
2031	1,067,529	2,024	902	310.9	3,007	\$25.2	\$65.3	\$41,987	1.6	9.4	26.8	8.4
2032	1,078,861	1,652	911	313.7	2,734	\$26.0	\$68.1	\$42,299	1.8	9.5	27.7	8.3
2033	1,089,641	1,039	920	316.2	2,563	\$26.8	\$70.6	\$42,609	1.4	9.6	28.6	8.3
2034	1,100,085	679	929	318.6	2,398	\$27.6	\$73.3	\$42,961	1.6	9.7	29.5	8.2
2035	1,110,169	316	938	320.8	2,347	\$28.4	\$76.3	\$43,364	1.7	9.8	30.4	8.1
2036	1,120,243	292	947	323.0	2,144	\$29.2	\$79.6	\$43,704	2.1	10.0	31.4	8.0
2037	1,130,035	18	955	325.0	2,116	\$30.1	\$83.1	\$44,052	2.2	10.1	32.4	7.9
2038	1,139,961	142	964	326.9	2,081	\$30.9	\$86.6	\$44,358	2.0	10.2	33.4	7.7
2039	1,149,989	248	973	328.9	2,100	\$31.8	\$90.3	\$44,659	2.2	10.3	34.5	7.5
2040	1,160,259	469	982	330.8	2,109	\$32.7	\$94.2	\$45,016	2.1	10.4	35.6	7.3
2041	1,170,669	612	993	332.8	2,128	\$33.6	\$98.2	\$45,433	1.9	10.5	36.7	7.2
2042	1,181,304	801	1,003	334.7	2,105	\$34.5	\$102.2	\$45,784	1.8	10.6	37.9	7.0
2043	1,192,032	881	1,014	336.7	2,127	\$35.3	\$106.2	\$46,172	1.7	10.7	39.1	6.9
2044	1,202,959	1,034	1,026	338.7	2,144	\$36.2	\$110.5	\$46,652	1.5	10.9	40.4	6.8
2045	1,214,013	1,140	1,038	340.6	2,152	\$37.1	\$115.1	\$47,123	1.7	11.0	41.7	6.7
2046	1,225,207	1,233	1,049	342.6	2,155	\$38.0	\$119.6	\$47,486	1.6	11.1	43.1	6.6
2047	1,236,505	1,307	1,060	344.6	2,120	\$38.9	\$124.3	\$47,855	1.9	11.2	44.5	6.5
2048	1,247,852	1,294	1,073	346.6	2,148	\$39.8	\$129.3	\$48,274	1.9	11.4	45.9	6.4
2049	1,259,370	1,444	1,085	348.6	2,149	\$40.8	\$134.7	\$48,737	2.0	11.5	47.5	6.3
2050	1,271,021	1,525	1,097	350.6	2,138	\$41.8	\$140.0	\$49,121	2.2	11.6	49.1	6.2



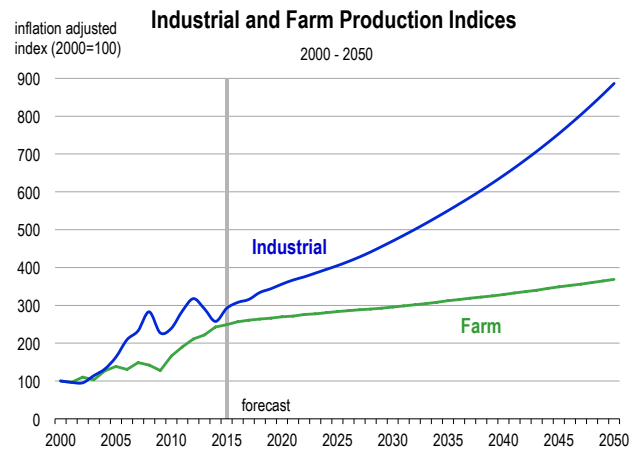
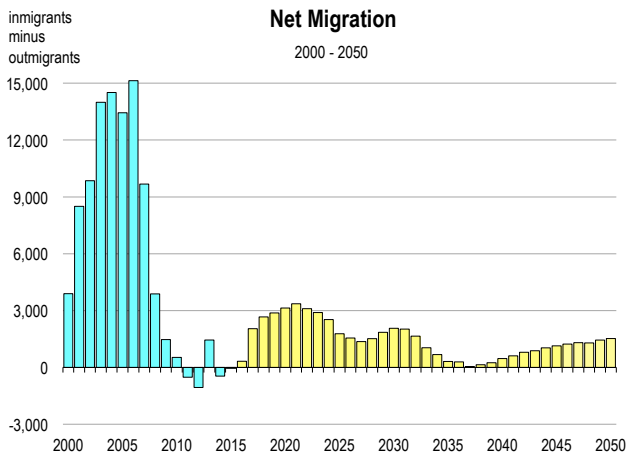
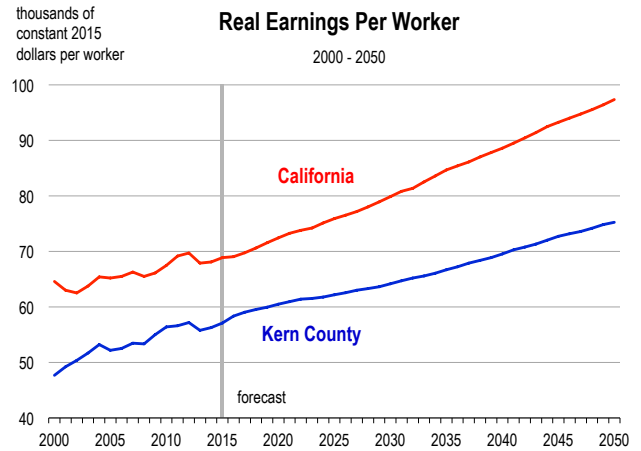
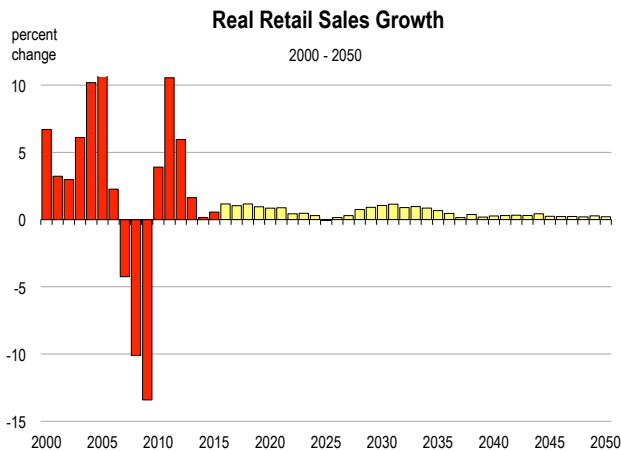
# Kern County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	274.9	44.58	12.7	13.0	8.4	33.9	8.2	23.9	2.7	29.6	20.5	60.6
2011	285.7	48.80	13.9	13.1	8.7	35.2	8.3	25.3	2.6	30.1	20.7	60.2
2012	300.4	54.38	16.7	13.5	9.1	36.3	8.7	26.6	2.7	31.5	21.6	58.8
2013	310.0	59.58	17.2	14.0	9.5	38.0	8.8	26.2	2.5	32.3	22.8	58.4
2014	316.4	60.08	18.2	14.6	9.8	39.7	8.7	25.9	2.4	32.6	23.7	59.7
2015	317.5	59.13	17.0	14.2	10.1	40.9	8.5	25.5	2.7	33.5	25.2	61.4
2016	323.5	60.41	18.8	14.4	10.3	41.4	8.5	25.6	2.7	34.3	25.7	61.7
2017	328.5	61.12	19.3	14.7	10.5	41.8	8.6	26.7	2.8	34.9	26.3	62.0
2018	332.9	61.55	19.4	14.8	10.7	42.1	8.6	27.8	2.8	35.6	26.7	62.5
2019	336.6	62.04	19.5	15.0	10.9	42.4	8.7	28.5	2.8	36.3	27.0	62.8
2020	339.7	62.64	19.6	15.1	11.0	42.7	8.8	28.9	2.8	37.0	27.1	63.2
2021	342.2	62.93	19.5	15.1	11.2	42.9	8.8	29.4	2.8	37.7	27.2	63.4
2022	345.1	63.55	19.4	15.2	11.4	43.1	8.9	29.9	2.8	38.5	27.3	63.6
2023	347.8	63.92	19.4	15.3	11.7	43.3	8.9	30.4	2.8	39.2	27.4	63.9
2024	350.4	64.38	19.2	15.4	11.9	43.5	8.9	30.9	2.8	39.9	27.4	64.0
2025	353.0	64.89	19.2	15.5	12.1	43.6	9.0	31.5	2.8	40.6	27.5	64.3
2026	355.6	65.30	19.1	15.6	12.3	43.8	9.0	32.0	2.8	41.2	27.6	64.5
2027	358.3	65.68	19.1	15.7	12.5	43.9	9.0	32.6	2.8	41.9	27.8	64.8
2028	361.0	65.99	19.1	15.7	12.7	44.1	9.0	33.1	2.8	42.5	27.9	65.0
2029	363.9	66.37	19.1	15.8	13.0	44.3	9.0	33.7	2.8	43.1	28.2	65.3
2030	366.9	66.86	19.1	15.9	13.2	44.6	9.0	34.2	2.8	43.8	28.4	65.5
2031	370.0	67.38	19.1	16.0	13.4	44.9	9.0	34.7	2.8	44.4	28.7	65.8
2032	373.0	67.90	19.0	16.1	13.6	45.2	9.0	35.1	2.8	45.1	29.0	66.1
2033	375.9	68.42	18.9	16.2	13.9	45.4	9.0	35.5	2.8	45.8	29.2	66.3
2034	379.0	68.99	18.9	16.3	14.1	45.7	9.0	35.9	2.8	46.4	29.5	66.5
2035	382.0	69.64	18.9	16.4	14.3	46.0	9.0	36.3	2.8	47.1	29.8	66.8
2036	385.0	70.20	18.9	16.5	14.6	46.2	9.0	36.7	2.8	47.8	30.0	67.1
2037	387.9	70.77	19.0	16.5	14.8	46.3	9.0	37.0	2.8	48.4	30.3	67.3
2038	390.8	71.29	19.1	16.6	15.1	46.5	9.0	37.4	2.8	49.1	30.6	67.6
2039	393.7	71.81	19.2	16.7	15.3	46.6	8.9	37.8	2.9	49.7	30.8	67.8
2040	396.8	72.40	19.2	16.8	15.6	46.8	8.9	38.2	2.9	50.3	31.1	68.1
2041	399.9	73.06	19.3	16.9	15.8	47.0	8.9	38.7	2.9	51.0	31.4	68.4
2042	402.9	73.64	19.4	17.0	16.0	47.1	8.9	39.1	2.9	51.6	31.6	68.6
2043	405.9	74.28	19.4	17.1	16.3	47.3	8.9	39.5	2.9	52.2	31.9	68.9
2044	409.1	75.03	19.5	17.2	16.5	47.4	8.9	39.9	2.9	52.7	32.2	69.2
2045	412.3	75.77	19.6	17.2	16.8	47.6	8.8	40.3	2.9	53.3	32.4	69.5
2046	415.4	76.38	19.6	17.3	17.0	47.7	8.8	40.8	2.9	53.9	32.7	69.8
2047	418.4	76.99	19.6	17.4	17.3	47.9	8.8	41.2	2.9	54.5	33.0	70.1
2048	421.5	77.67	19.7	17.5	17.5	48.0	8.8	41.7	2.9	55.0	33.3	70.4
2049	424.7	78.41	19.7	17.6	17.8	48.2	8.8	42.1	2.9	55.6	33.5	70.7
2050	427.9	79.05	19.8	17.7	18.0	48.3	8.8	42.6	2.9	56.1	33.8	71.0







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.0%
Expected job growth:	5.8%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	10.8%

Expected population growth:	6.6%
Net migration to account for:	23.9%
Expected growth in number of vehicles:	8.2%

### Demographics (2016)

Unemployment rate (April 2016):	10.6%
County rank* in California (58 counties):	53rd
Working age (16-64) population:	63.5%

Population with B.A. or higher:	14.6%
Median home selling price (2015):	\$200,000
Median household income:	\$49,502

### Quality of Life

Violent crime rate (2014):	496 per 100,000 persons
County rank* in California (58 counties):	46th
Average commute time to work (2016):	26.0 minutes

High school drop out rate (2015):	13.8%
Households at/below poverty line (2016):	19.6%

\* The county ranked 1st corresponds to the lowest rate in California

# KINGS COUNTY ECONOMIC FORECAST

Kings County is located in the San Joaquin Valley, bordering Kern County to the south, Fresno County to the north and west, and Tulare County to the east. Kings County has a population of 149,800 people and 46,100 wage and salary jobs. The income per capita is \$33,390, and the average salary per worker is \$59,774.

Kings County has a strong farm sector, producing more than \$2 billion in agricultural commodities per year. It is one of the largest milk producers in the state of California, and also produces a significant amount of cotton. The state penitentiaries in Avenal and Corcoran, as well as the substance abuse treatment facility in Corcoran, are among the largest employers in the county. Combined, these facilities house more than 12,100 inmates and employ almost 2,800 workers.

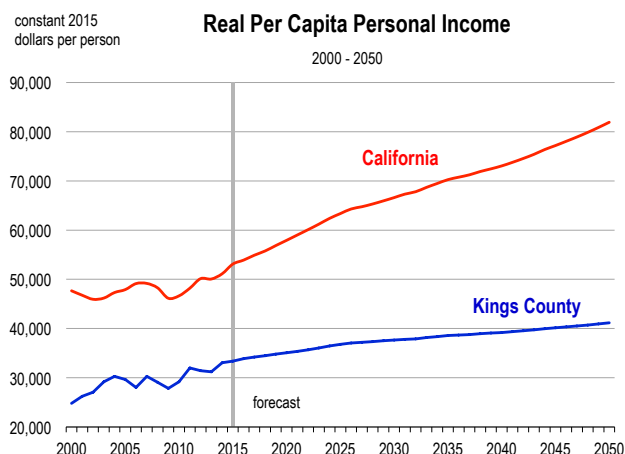
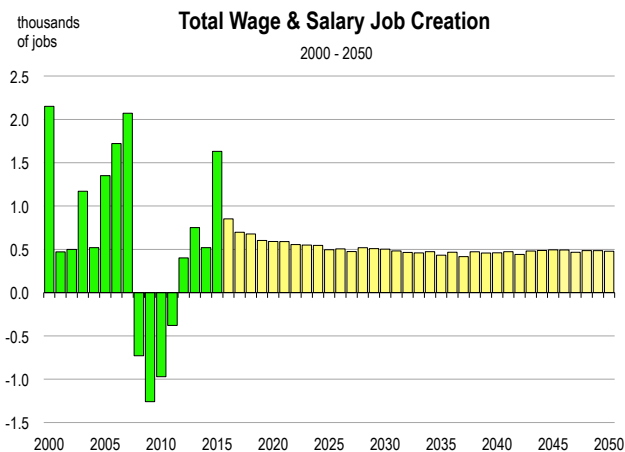
In 2015, employment across Northern California increased by 3.5 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.2 percent. In Kings County, 1,600 jobs were gained, representing an increase of 3.7 percent. Farm employment, which accounts for 16 percent of total wage and salary jobs, increased by 9.8 percent. Non-farm employment increased by 2.6 percent. Although still very high, the unemployment rate improved over the course of the year, falling from 11.9 percent in 2014 to 10.5 percent in 2015.

During 2015, the strongest job growth occurred in agriculture (+670 jobs), government (+270 jobs), manufacturing (+230 jobs), and wholesale and retail trade (+200 jobs). Significant losses were not observed in any major sector.

Between 2010 and 2015, the population of Kings County declined by an average of 0.4 percent per year. This decline was largely the result of out-migration, as the county lost an average of 2,200 net migrants per year.

## FORECAST HIGHLIGHTS

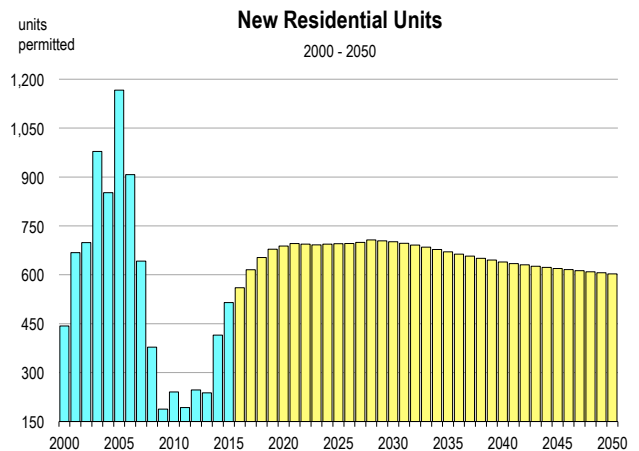
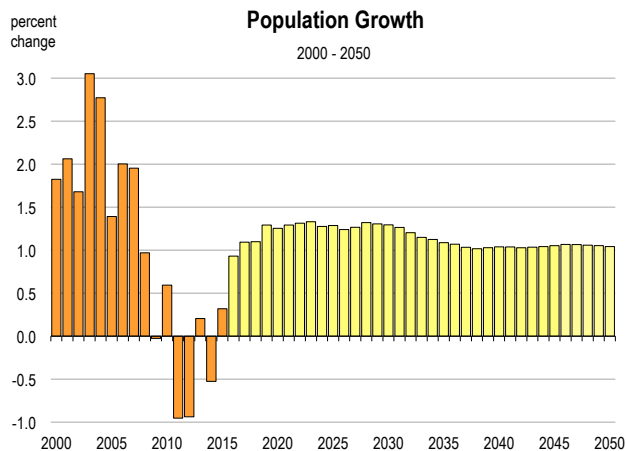
- Total wage and salary employment is expected to increase by 1.9 percent in 2016. From 2016 to 2021, total wage and salary employment growth will average 1.3 percent per year, while agricultural employment growth will average 0.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Kings County, inflation-adjusted salaries are expected to rise by an average of 1.3 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest employment gains will be in the public sector. With 1,300 new jobs, this industry will account for 40 percent of net job creation in the county. Another 41 percent of net job creation will be generated by education and healthcare (+700 jobs), manufacturing (+300 jobs), and leisure and hospitality (+300 jobs).
- Population growth in the county is expected to accelerate rapidly from its currently-depressed levels. During the 2016-2021 period, growth will average 1.2 percent per year.
- Net migration will be positive for much of the 2016-2021 period. Over this interval, an average of 220 net migrants will enter the county each year.
- Real income per capita is expected to rise by 1.5 by percent in 2016. From 2016 to 2021, real income per capita is expected to grow by 0.8 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year during the 2016-2021 period.
- Industrial production will advance by 5.7 percent in 2016. Over the entire 2016-2021 period, growth will average 2.5 percent per year.
- Farm production is expected to increase by 0.6 percent per year between 2016 and 2021. The principal commodity in the county is milk.



# Kings County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

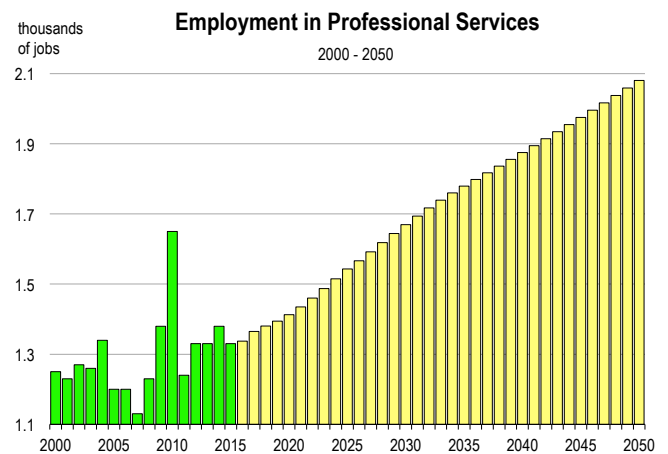
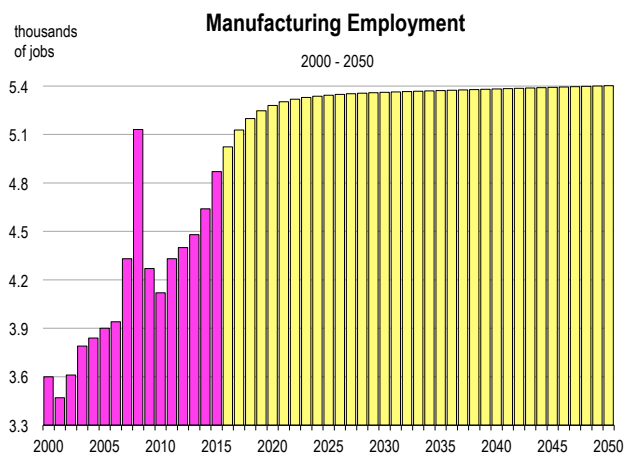
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	152,696	-875	104.2	41.2	241	\$1.19	\$4.05	\$29,187	1.3	1.89	1.07	16.1
2011	151,240	-3,280	103.4	41.4	193	\$1.32	\$4.52	\$32,003	2.7	2.38	1.03	15.9
2012	149,822	-2,999	103.3	41.5	247	\$1.39	\$4.49	\$31,425	2.7	2.32	1.11	14.9
2013	150,128	-1,357	106.2	41.7	238	\$1.46	\$4.53	\$31,200	2.3	2.34	1.19	13.4
2014	149,338	-2,274	107.7	42.0	415	\$1.58	\$4.86	\$33,048	2.8	2.51	1.21	11.9
2015	149,813	-1,114	110.5	42.3	515	\$1.61	\$5.00	\$33,390	2.6	2.53	1.29	10.5
2016	151,207	-180	113.0	42.7	560	\$1.65	\$5.26	\$33,904	2.7	2.60	1.36	9.8
2017	152,860	47	115.4	43.3	615	\$1.73	\$5.54	\$34,217	3.4	2.63	1.40	9.5
2018	154,538	46	117.5	43.9	653	\$1.80	\$5.83	\$34,508	3.4	2.64	1.44	9.6
2019	156,535	344	119.5	44.5	678	\$1.88	\$6.13	\$34,804	3.0	2.65	1.48	9.6
2020	158,497	294	121.3	45.2	688	\$1.95	\$6.42	\$35,070	3.0	2.66	1.51	9.5
2021	160,545	367	123.1	45.8	696	\$2.03	\$6.74	\$35,366	2.9	2.69	1.54	9.5
2022	162,653	426	124.8	46.5	694	\$2.11	\$7.08	\$35,695	2.9	2.69	1.58	9.4
2023	164,817	484	126.4	47.2	692	\$2.20	\$7.43	\$36,033	2.8	2.70	1.61	9.4
2024	166,920	428	127.9	47.8	694	\$2.28	\$7.81	\$36,461	2.6	2.71	1.64	9.3
2025	169,067	482	129.5	48.5	695	\$2.37	\$8.17	\$36,811	2.5	2.71	1.67	9.2
2026	171,162	440	130.9	49.2	696	\$2.46	\$8.52	\$37,087	2.5	2.72	1.70	9.1
2027	173,329	528	132.3	49.9	699	\$2.55	\$8.89	\$37,218	2.9	2.70	1.74	9.1
2028	175,617	669	133.6	50.5	707	\$2.64	\$9.27	\$37,364	2.7	2.71	1.78	9.0
2029	177,909	691	134.9	51.2	704	\$2.73	\$9.64	\$37,514	2.5	2.72	1.82	8.9
2030	180,212	718	136.2	51.9	701	\$2.82	\$10.02	\$37,662	2.4	2.73	1.87	8.9
2031	182,490	716	137.5	52.6	697	\$2.92	\$10.41	\$37,818	2.3	2.73	1.91	8.8
2032	184,685	660	138.9	53.2	691	\$3.02	\$10.80	\$37,908	2.5	2.74	1.96	8.8
2033	186,807	608	140.4	53.9	685	\$3.13	\$11.20	\$38,151	2.1	2.74	2.01	8.7
2034	188,907	602	141.9	54.6	678	\$3.23	\$11.63	\$38,372	2.3	2.76	2.06	8.7
2035	190,961	576	143.5	55.2	670	\$3.34	\$12.08	\$38,579	2.4	2.75	2.11	8.7
2036	193,002	580	145.1	55.9	663	\$3.45	\$12.57	\$38,695	2.8	2.76	2.16	8.6
2037	194,997	543	146.7	56.5	657	\$3.57	\$13.07	\$38,791	2.9	2.76	2.21	8.6
2038	196,979	544	148.4	57.2	651	\$3.69	\$13.60	\$38,966	2.7	2.77	2.27	8.5
2039	199,004	591	150.1	57.8	645	\$3.81	\$14.15	\$39,081	2.9	2.78	2.32	8.5
2040	201,071	629	151.7	58.4	639	\$3.93	\$14.71	\$39,202	2.8	2.79	2.38	8.4
2041	203,157	647	153.4	59.0	634	\$4.04	\$15.29	\$39,367	2.6	2.80	2.44	8.4
2042	205,245	642	155.0	59.6	631	\$4.16	\$15.87	\$39,542	2.5	2.80	2.50	8.3
2043	207,368	666	156.7	60.3	626	\$4.29	\$16.47	\$39,742	2.4	2.81	2.56	8.3
2044	209,528	690	158.2	60.9	623	\$4.40	\$17.08	\$39,985	2.2	2.82	2.62	8.2
2045	211,732	724	159.7	61.5	619	\$4.53	\$17.72	\$40,164	2.4	2.84	2.69	8.2
2046	213,990	772	161.2	62.1	616	\$4.65	\$18.37	\$40,352	2.3	2.85	2.76	8.1
2047	216,269	781	162.5	62.7	613	\$4.78	\$19.03	\$40,531	2.3	2.84	2.82	8.1
2048	218,557	782	163.8	63.3	609	\$4.91	\$19.74	\$40,733	2.3	2.85	2.89	8.1
2049	220,857	791	165.1	63.8	606	\$5.05	\$20.47	\$40,953	2.3	2.85	2.97	8.0
2050	223,158	790	166.3	64.4	603	\$5.19	\$21.24	\$41,189	2.3	2.85	3.04	8.0

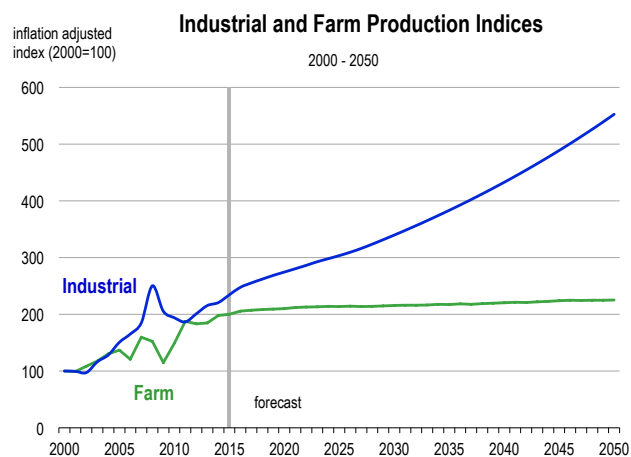
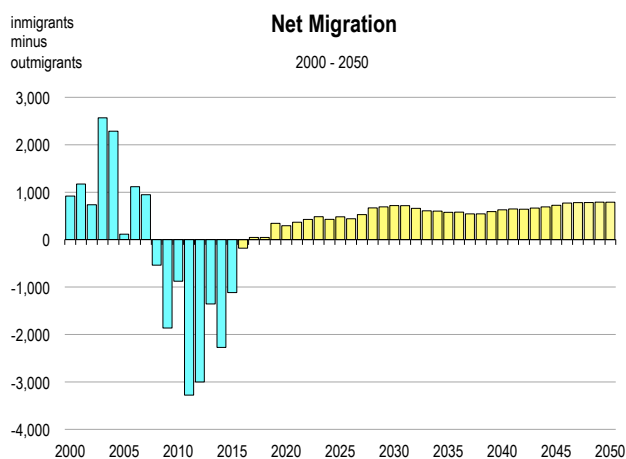
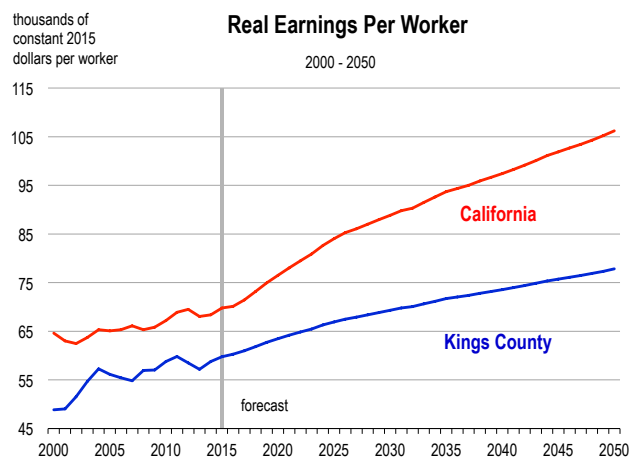
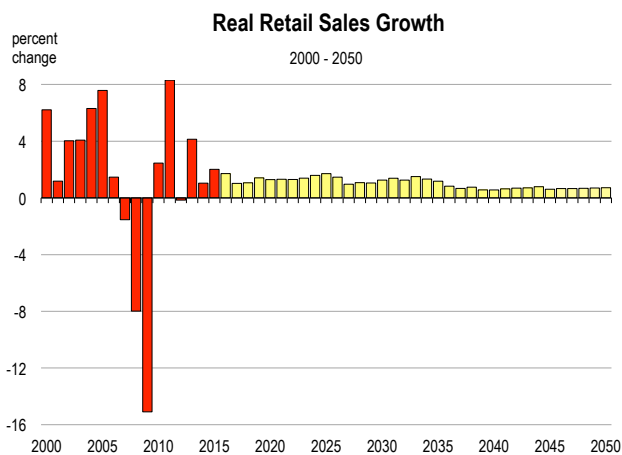


# Kings County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	43.2	6.55	0.86	4.12	0.80	4.38	0.94	1.65	0.20	5.49	2.71	14.95
2011	42.8	6.23	0.88	4.33	0.77	4.51	0.96	1.24	0.20	5.55	2.78	14.78
2012	43.2	6.46	0.79	4.40	0.82	4.61	1.00	1.33	0.20	5.66	2.78	14.56
2013	43.9	6.87	0.81	4.48	0.92	4.72	0.91	1.33	0.20	5.88	2.94	14.28
2014	44.4	6.86	0.78	4.64	0.93	4.80	0.98	1.38	0.20	5.97	3.05	14.25
2015	46.1	7.53	0.88	4.87	0.95	4.82	1.00	1.33	0.22	6.11	3.23	14.52
2016	46.9	7.68	0.92	5.02	0.99	4.85	1.03	1.34	0.22	6.19	3.35	14.71
2017	47.6	7.72	0.94	5.13	1.01	4.87	1.06	1.36	0.22	6.30	3.43	14.95
2018	48.3	7.75	0.95	5.20	1.02	4.88	1.07	1.38	0.23	6.43	3.48	15.27
2019	48.9	7.78	0.97	5.25	1.04	4.90	1.09	1.39	0.23	6.58	3.52	15.52
2020	49.5	7.80	0.97	5.28	1.04	4.91	1.10	1.41	0.23	6.74	3.57	15.78
2021	50.1	7.85	0.98	5.30	1.04	4.93	1.12	1.43	0.23	6.92	3.63	15.99
2022	50.6	7.87	0.99	5.32	1.05	4.94	1.13	1.46	0.23	7.12	3.69	16.18
2023	51.2	7.88	0.99	5.33	1.05	4.96	1.15	1.49	0.23	7.31	3.75	16.37
2024	51.7	7.90	1.00	5.34	1.06	4.98	1.17	1.52	0.24	7.49	3.79	16.57
2025	52.2	7.90	1.00	5.34	1.06	5.00	1.19	1.54	0.24	7.67	3.81	16.78
2026	52.7	7.91	1.00	5.35	1.06	5.02	1.21	1.57	0.24	7.84	3.84	17.00
2027	53.2	7.89	1.01	5.35	1.08	5.03	1.23	1.59	0.24	8.00	3.86	17.21
2028	53.7	7.90	1.03	5.36	1.10	5.05	1.25	1.62	0.25	8.16	3.88	17.42
2029	54.2	7.92	1.04	5.36	1.11	5.07	1.27	1.64	0.25	8.31	3.90	17.64
2030	54.7	7.94	1.05	5.36	1.13	5.08	1.29	1.67	0.25	8.45	3.94	17.85
2031	55.2	7.95	1.06	5.36	1.15	5.10	1.31	1.69	0.25	8.57	3.97	18.06
2032	55.7	7.96	1.07	5.37	1.16	5.12	1.32	1.72	0.25	8.69	4.01	18.27
2033	56.1	7.97	1.08	5.37	1.18	5.14	1.33	1.74	0.25	8.80	4.04	18.48
2034	56.6	7.99	1.09	5.37	1.20	5.16	1.35	1.76	0.26	8.90	4.07	18.69
2035	57.0	7.99	1.10	5.37	1.21	5.18	1.37	1.78	0.26	9.00	4.11	18.90
2036	57.5	8.01	1.11	5.37	1.23	5.19	1.38	1.80	0.26	9.11	4.15	19.11
2037	57.9	7.99	1.12	5.38	1.25	5.21	1.40	1.82	0.26	9.21	4.18	19.32
2038	58.4	8.03	1.12	5.38	1.26	5.22	1.41	1.84	0.26	9.31	4.22	19.53
2039	58.9	8.05	1.13	5.38	1.28	5.23	1.42	1.86	0.26	9.42	4.25	19.74
2040	59.3	8.07	1.14	5.38	1.30	5.24	1.44	1.88	0.27	9.53	4.29	19.95
2041	59.8	8.09	1.15	5.38	1.32	5.25	1.45	1.89	0.27	9.65	4.33	20.16
2042	60.2	8.08	1.16	5.39	1.33	5.27	1.46	1.91	0.27	9.77	4.37	20.37
2043	60.7	8.11	1.17	5.39	1.35	5.28	1.48	1.93	0.27	9.89	4.40	20.58
2044	61.2	8.14	1.18	5.39	1.37	5.29	1.49	1.95	0.27	10.01	4.44	20.79
2045	61.7	8.16	1.19	5.39	1.38	5.30	1.50	1.98	0.28	10.15	4.48	21.00
2046	62.2	8.18	1.19	5.39	1.40	5.32	1.52	2.00	0.28	10.29	4.52	21.21
2047	62.6	8.17	1.20	5.40	1.42	5.33	1.53	2.02	0.28	10.43	4.56	21.42
2048	63.1	8.18	1.21	5.40	1.43	5.34	1.54	2.04	0.28	10.57	4.60	21.63
2049	63.6	8.19	1.22	5.40	1.45	5.35	1.56	2.06	0.28	10.71	4.64	21.84
2050	64.1	8.20	1.23	5.40	1.47	5.37	1.57	2.08	0.29	10.84	4.68	22.05





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.3%
Expected job growth:	6.7%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	10.8%

Expected population growth:	6.2%
Net migration to account for:	11.8%
Expected growth in number of vehicles:	8.9%

### Demographics (2016)

Unemployment rate (April 2016):	10.0%
County rank* in California (58 counties):	51st
Working age (16-64) population:	65.7%

Population with B.A. or higher:	13.1%
Median home selling price (2015):	\$185,000
Median household income:	\$47,349

### Quality of Life

Violent crime rate (2014):	450 per 100,000 persons
County rank* in California (58 counties):	41st
Average commute time to work (2016):	23.0 minutes

High School drop out rate (2015):	12.9%
Households at/below poverty line (2016):	17.8%

\* The county ranked 1st corresponds to the lowest rate in California

# LAKE COUNTY ECONOMIC FORECAST

Lake County is located in Northern California, approximately 100 miles north of San Francisco. The name of the county is derived from Clear Lake, the largest natural freshwater lake in the state and a prominent recreation destination. Lake County has a population of 65,000 people and a total of 15,800 wage and salary jobs. The per capita income is \$36,264 and the average salary per worker is \$42,891.

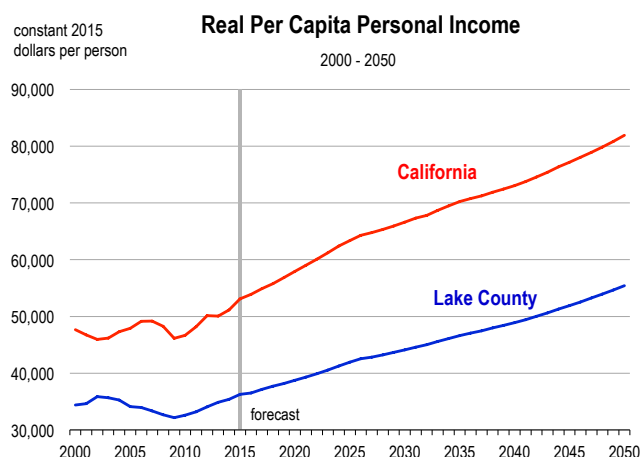
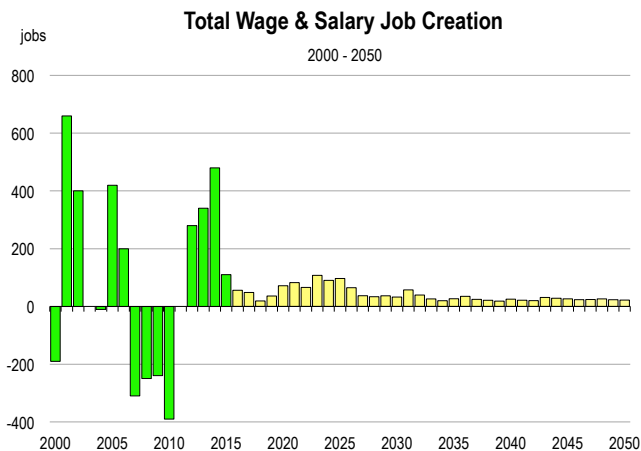
In 2015, total wage and salary employment increased by 110 jobs in Lake County. This represents a growth rate of 0.7 percent. Non-farm employment grew by 0.8 percent, while farm employment growth was flat. The unemployment rate improved substantially, falling from 8.9 percent in 2014 to 7.7 percent in 2015.

Over the past year, the largest employment gains were observed in education and healthcare (+140 jobs), government (+50 jobs), and wholesale and retail trade (+40 jobs). The largest declines were in professional business services (-90 jobs).

Between 2010 and 2015, the Lake County population increased at an average rate of only 0.1 percent per year. Over this time frame, the county gained an average of 147 residents each year through net migration, but lost an average of 28 residents per year through the natural decrease (deaths outnumbering births).

## FORECAST HIGHLIGHTS

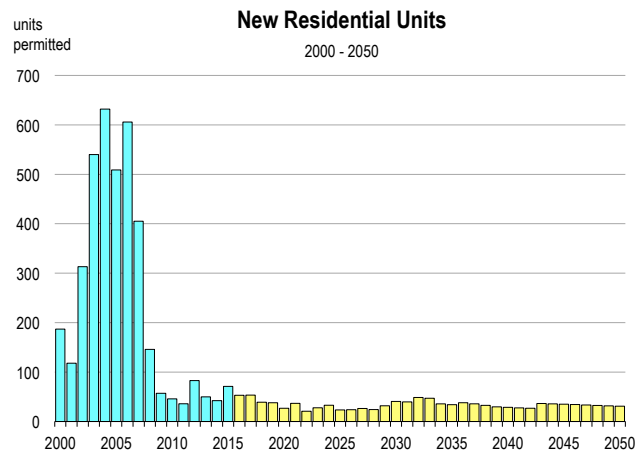
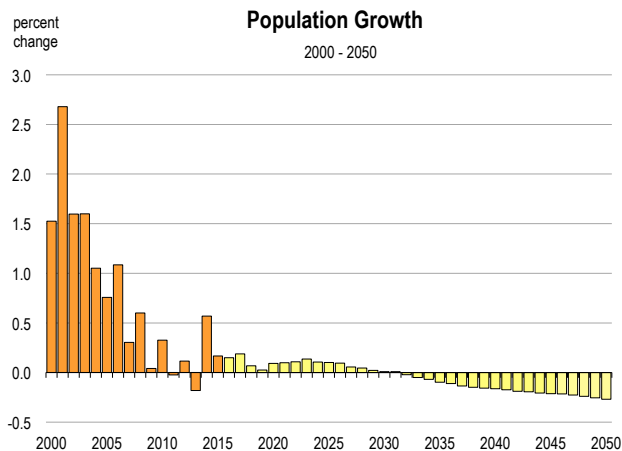
- Total wage and salary job growth is projected to be 0.4 percent in 2016. Over the 2016-2021 period, growth will average 0.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Lake County, inflation-adjusted salaries are expected to rise by an average of 2.1 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest employment gains will be in leisure and hospitality, education and healthcare, professional services, and government. Together, these industries will account for 89 percent of net job creation in the county.
- Annual population growth in the 2016-2021 period is expected to average 0.1 percent per year.
- Net migration will be positive but low, with an average of 75 net in-migrants each year. Net migration will be responsible for all population growth, as the county will continue to experience a natural decrease.
- Real per capita income is forecasted to increase by 0.6 percent in 2016. From 2016 to 2021, real per capita income is expected to increase by an average of 1.5 percent per year.
- Between 2016 and 2021, total taxable sales, adjusted for inflation, are forecasted to rise by 0.9 percent per year.
- Industrial production is expected to rise by 2.9 percent per year from 2016 to 2021. Over the same period, total crop production is expected to decline by an average of 0.1 percent per year. The principal crop in the county is the wine grape.



# Lake County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	64,606	307	85.0	26.5	46	\$0.46	\$1.91	\$32,575	1.3	70.7	149.4	15.1
2011	64,591	29	84.4	26.7	36	\$0.51	\$2.00	\$33,187	2.7	71.6	150.3	14.5
2012	64,665	193	82.6	26.8	83	\$0.53	\$2.10	\$34,063	2.7	88.9	150.2	12.8
2013	64,548	-31	84.9	27.0	50	\$0.55	\$2.18	\$34,884	2.3	99.4	152.0	10.9
2014	64,915	413	86.3	27.2	42	\$0.53	\$2.26	\$35,370	2.8	94.5	153.0	8.9
2015	65,023	133	87.9	27.5	71	\$0.56	\$2.36	\$36,264	2.6	97.8	152.3	7.7
2016	65,120	134	89.0	27.6	53	\$0.60	\$2.44	\$36,494	2.7	97.6	156.7	7.0
2017	65,243	116	90.0	27.7	53	\$0.64	\$2.57	\$37,165	3.4	97.9	160.2	6.6
2018	65,287	46	90.8	27.7	39	\$0.66	\$2.69	\$37,712	3.4	97.1	162.6	6.8
2019	65,304	51	91.5	27.8	38	\$0.69	\$2.81	\$38,201	3.0	96.9	165.4	6.8
2020	65,365	64	92.1	27.8	27	\$0.71	\$2.93	\$38,736	3.0	97.3	167.0	6.6
2021	65,429	87	92.6	27.8	37	\$0.73	\$3.05	\$39,304	2.9	97.3	168.4	6.6
2022	65,500	101	93.1	27.8	21	\$0.75	\$3.19	\$39,902	2.9	97.4	170.0	6.5
2023	65,590	109	93.5	27.9	28	\$0.78	\$3.33	\$40,543	2.8	97.6	171.9	6.4
2024	65,659	104	93.9	27.9	33	\$0.80	\$3.47	\$41,257	2.6	97.4	173.4	6.3
2025	65,726	102	94.2	27.9	23	\$0.82	\$3.62	\$41,964	2.5	97.4	175.0	6.2
2026	65,789	99	94.5	27.9	24	\$0.84	\$3.75	\$42,526	2.5	97.3	177.0	6.1
2027	65,826	84	94.8	27.9	26	\$0.87	\$3.89	\$42,837	2.9	97.1	179.5	6.1
2028	65,856	81	95.1	28.0	24	\$0.89	\$4.02	\$43,233	2.7	97.0	182.6	6.1
2029	65,870	73	95.3	28.0	32	\$0.91	\$4.16	\$43,652	2.5	96.8	185.6	6.1
2030	65,874	73	95.6	28.0	41	\$0.93	\$4.29	\$44,102	2.4	96.7	188.5	6.1
2031	65,876	78	95.8	28.0	40	\$0.96	\$4.43	\$44,573	2.3	96.7	191.9	6.3
2032	65,861	72	96.0	28.1	49	\$0.98	\$4.57	\$45,021	2.5	96.6	194.6	6.3
2033	65,829	64	96.2	28.1	47	\$1.01	\$4.72	\$45,577	2.1	96.4	197.4	6.3
2034	65,784	60	96.3	28.1	36	\$1.04	\$4.87	\$46,110	2.3	96.3	200.1	6.3
2035	65,720	52	96.4	28.2	34	\$1.07	\$5.03	\$46,627	2.4	96.1	203.1	6.3
2036	65,647	53	96.5	28.2	38	\$1.10	\$5.20	\$47,060	2.8	96.0	206.4	6.3
2037	65,559	47	96.5	28.2	36	\$1.13	\$5.38	\$47,481	2.9	95.8	209.5	6.3
2038	65,461	48	96.6	28.2	33	\$1.16	\$5.56	\$47,963	2.7	95.8	212.5	6.3
2039	65,359	52	96.6	28.3	30	\$1.19	\$5.76	\$48,402	2.9	95.7	215.3	6.3
2040	65,252	58	96.5	28.3	29	\$1.22	\$5.95	\$48,890	2.8	95.7	219.1	6.3
2041	65,139	61	96.5	28.3	28	\$1.25	\$6.15	\$49,425	2.6	95.6	223.0	6.3
2042	65,016	61	96.4	28.3	27	\$1.27	\$6.36	\$50,015	2.5	95.5	227.2	6.3
2043	64,890	68	96.3	28.4	36	\$1.30	\$6.56	\$50,617	2.4	95.5	231.5	6.3
2044	64,756	70	96.2	28.4	36	\$1.32	\$6.77	\$51,281	2.2	95.4	236.2	6.3
2045	64,619	76	96.1	28.4	35	\$1.35	\$6.99	\$51,901	2.4	95.4	240.7	6.3
2046	64,480	84	95.9	28.4	34	\$1.37	\$7.21	\$52,555	2.3	95.4	245.5	6.3
2047	64,334	87	95.8	28.5	33	\$1.40	\$7.44	\$53,245	2.3	95.3	250.3	6.3
2048	64,180	88	95.6	28.5	33	\$1.43	\$7.67	\$53,921	2.3	95.2	255.6	6.3
2049	64,017	88	95.4	28.5	32	\$1.45	\$7.92	\$54,646	2.3	95.1	260.9	6.3
2050	63,845	88	95.2	28.5	31	\$1.48	\$8.18	\$55,419	2.3	95.0	266.4	6.3



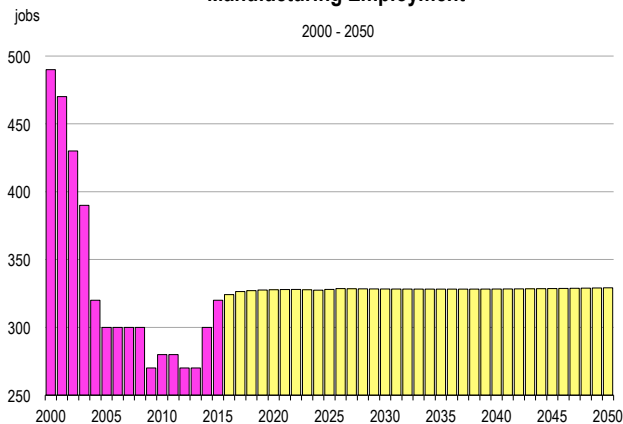


# Lake County Employment Forecast

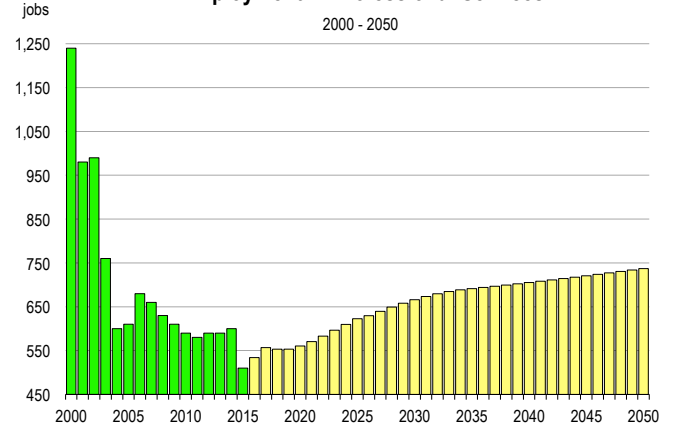
## 2010-2015 History, 2016-2050 Forecast

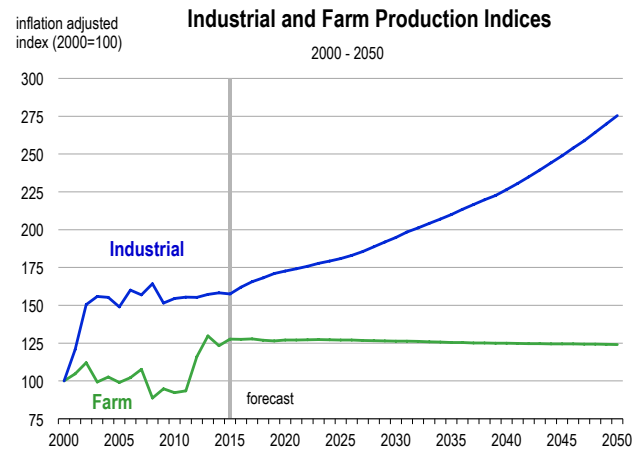
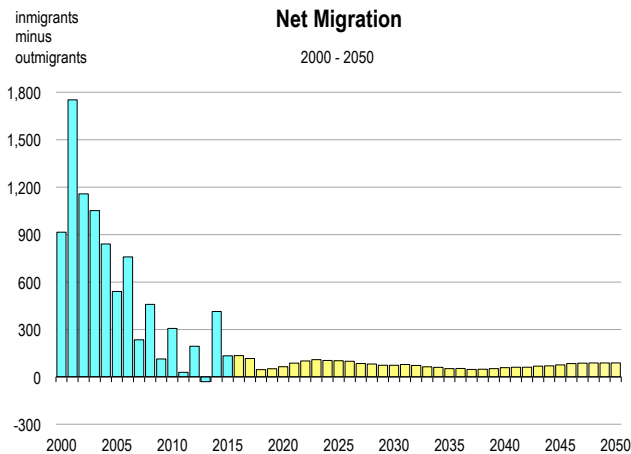
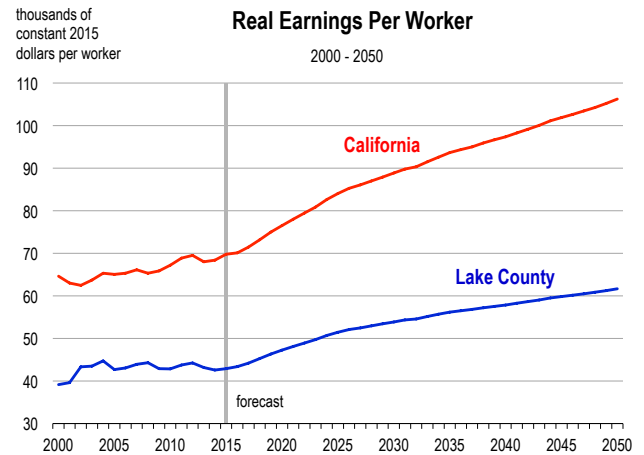
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	14.62	1.06	0.38	0.28	0.53	2.11	0.35	0.59	0.13	3.58	1.13	4.11
2011	14.62	1.15	0.34	0.28	0.56	2.11	0.36	0.58	0.14	3.58	1.11	3.91
2012	14.90	1.12	0.36	0.27	0.59	2.10	0.37	0.59	0.15	3.76	1.11	3.95
2013	15.24	1.09	0.38	0.27	0.58	2.20	0.39	0.59	0.15	4.03	1.03	4.01
2014	15.72	1.07	0.45	0.30	0.56	2.29	0.39	0.60	0.14	4.26	1.05	4.06
2015	15.83	1.07	0.46	0.32	0.53	2.33	0.38	0.51	0.13	4.40	1.07	4.11
2016	15.89	1.08	0.45	0.32	0.55	2.34	0.37	0.53	0.13	4.39	1.08	4.12
2017	15.93	1.08	0.45	0.33	0.55	2.35	0.37	0.56	0.14	4.37	1.09	4.13
2018	15.95	1.08	0.44	0.33	0.56	2.36	0.36	0.55	0.14	4.39	1.09	4.14
2019	15.99	1.09	0.44	0.33	0.56	2.36	0.36	0.55	0.14	4.41	1.09	4.14
2020	16.06	1.09	0.43	0.33	0.56	2.36	0.36	0.56	0.14	4.46	1.10	4.15
2021	16.14	1.09	0.44	0.33	0.56	2.36	0.36	0.57	0.14	4.52	1.11	4.15
2022	16.21	1.10	0.43	0.33	0.55	2.36	0.36	0.58	0.14	4.57	1.11	4.16
2023	16.32	1.10	0.43	0.33	0.55	2.37	0.36	0.60	0.14	4.64	1.12	4.17
2024	16.41	1.10	0.43	0.33	0.55	2.37	0.36	0.61	0.14	4.70	1.12	4.18
2025	16.50	1.10	0.43	0.33	0.55	2.37	0.36	0.62	0.14	4.77	1.12	4.19
2026	16.57	1.11	0.43	0.33	0.54	2.37	0.36	0.63	0.14	4.82	1.13	4.19
2027	16.61	1.11	0.43	0.33	0.54	2.37	0.36	0.64	0.14	4.83	1.13	4.20
2028	16.64	1.11	0.43	0.33	0.55	2.37	0.36	0.65	0.14	4.85	1.13	4.20
2029	16.68	1.11	0.43	0.33	0.55	2.38	0.37	0.66	0.14	4.86	1.13	4.20
2030	16.71	1.12	0.44	0.33	0.54	2.38	0.37	0.67	0.14	4.87	1.13	4.20
2031	16.77	1.12	0.44	0.33	0.55	2.38	0.37	0.67	0.14	4.91	1.14	4.20
2032	16.81	1.12	0.45	0.33	0.54	2.39	0.37	0.68	0.14	4.93	1.14	4.20
2033	16.83	1.12	0.45	0.33	0.54	2.39	0.37	0.68	0.14	4.94	1.14	4.20
2034	16.85	1.13	0.44	0.33	0.53	2.40	0.37	0.69	0.14	4.96	1.15	4.19
2035	16.88	1.13	0.44	0.33	0.53	2.40	0.37	0.69	0.14	4.99	1.15	4.19
2036	16.91	1.13	0.44	0.33	0.53	2.41	0.37	0.69	0.14	5.02	1.15	4.18
2037	16.94	1.13	0.44	0.33	0.53	2.41	0.37	0.70	0.14	5.05	1.16	4.17
2038	16.96	1.14	0.44	0.33	0.52	2.41	0.37	0.70	0.14	5.08	1.16	4.16
2039	16.98	1.14	0.44	0.33	0.52	2.41	0.37	0.70	0.14	5.10	1.16	4.15
2040	17.00	1.14	0.43	0.33	0.52	2.41	0.37	0.71	0.14	5.13	1.17	4.14
2041	17.02	1.15	0.43	0.33	0.52	2.40	0.37	0.71	0.14	5.16	1.17	4.12
2042	17.04	1.15	0.43	0.33	0.52	2.40	0.37	0.71	0.14	5.19	1.17	4.11
2043	17.07	1.15	0.44	0.33	0.52	2.40	0.37	0.71	0.14	5.22	1.18	4.10
2044	17.10	1.15	0.44	0.33	0.52	2.40	0.37	0.72	0.14	5.25	1.18	4.08
2045	17.13	1.16	0.44	0.33	0.52	2.40	0.37	0.72	0.14	5.28	1.18	4.07
2046	17.15	1.16	0.44	0.33	0.52	2.40	0.37	0.72	0.14	5.31	1.19	4.05
2047	17.18	1.16	0.44	0.33	0.52	2.40	0.37	0.73	0.14	5.34	1.19	4.03
2048	17.20	1.16	0.44	0.33	0.53	2.40	0.37	0.73	0.14	5.38	1.19	4.02
2049	17.23	1.17	0.44	0.33	0.53	2.39	0.37	0.73	0.14	5.41	1.20	4.00
2050	17.25	1.17	0.44	0.33	0.53	2.39	0.37	0.74	0.14	5.44	1.20	3.98

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	3.4%
Expected job growth:	1.6%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	8.2%

Expected population growth:	0.5%
Net migration to account for:	100%
Expected growth in number of vehicles:	4.1%

### Demographics (2016)

Unemployment rate (April 2016):	6.7%
County rank* in California (58 counties):	32nd
Working age (16-64) population:	61.1%

Population with B.A. degree or higher:	15.3%
Median home selling price (2015):	\$194,750
Median household income:	\$35,102

### Quality of Life

Violent crime rate (2014):	473 per 100,000 persons
County rank* in California (58 counties):	43rd
Average commute time to work (2016):	29.0 minutes

High School drop out rate (2015):	10.6%
Households at/below poverty line (2016):	16.8%

\* The county ranked 1st corresponds to the lowest rate in California

# LASSEN COUNTY ECONOMIC FORECAST

Lassen County is one of the northernmost counties in California. It is approximately the same size as the state of Connecticut. The county's name was derived from Mount Lassen, which is actually in neighboring Shasta County. Lassen County has a population of 31,000 people and a total of 10,500 wage and salary jobs. The per capita income in Lassen County is \$36,400 and the average salary per worker is \$59,994.

The largest employers in the county are public institutions; almost 60 percent of all jobs in the county are in the public sector. The penitentiaries and correctional institutions in Susanville and Herlong account for a large portion of these jobs. They employ more than 2,700 people and house approximately 9,000 inmates.

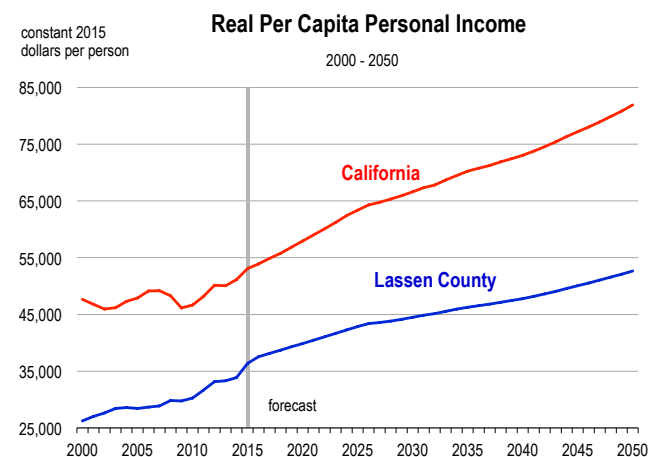
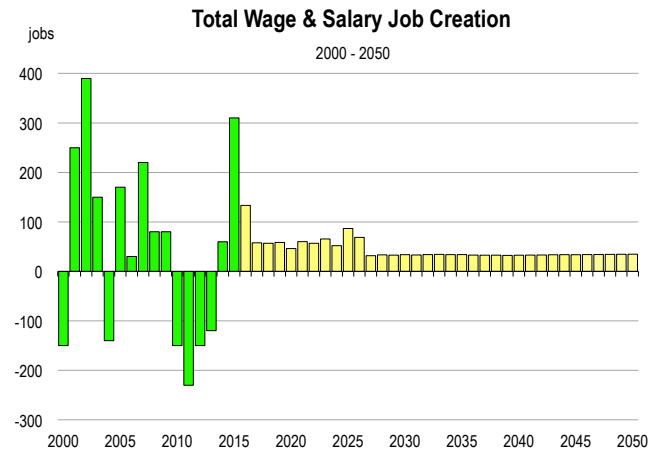
In 2015, a total of 310 wage and salary jobs were gained in Lassen County, representing an increase of 3.1 percent. The non-farm sector grew by 2.6 percent, whereas the farm sector increased by 9.0 percent. The unemployment rate improved substantially, falling from 9.1 percent in 2014 to 7.3 percent in 2015.

Over the course of 2015, the largest job gains were observed in government (+160 jobs), agriculture (+60 jobs), and wholesale and retail trade (+40 jobs). The largest losses were in professional and business services (-20 jobs).

Between 2010 and 2015, the population of Lassen County declined rapidly, falling by 2.5 percent per year. This decline was the entirely result of out-migration, as an average of 920 net migrants left the county each year. In addition, because of an ageing population, the natural increase (new births) was relatively low, adding only 87 individuals to the population each year.

## FORECAST HIGHLIGHTS

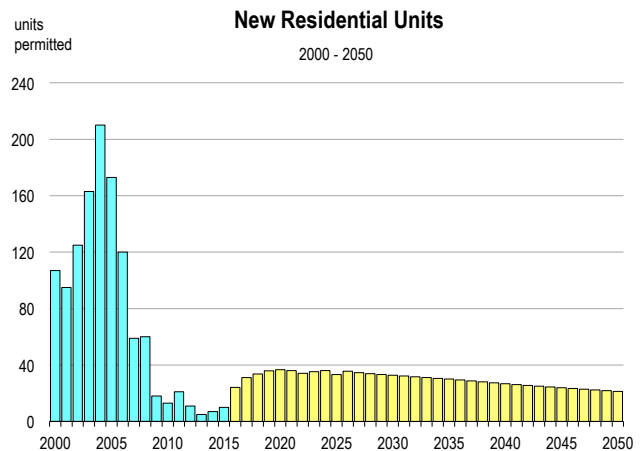
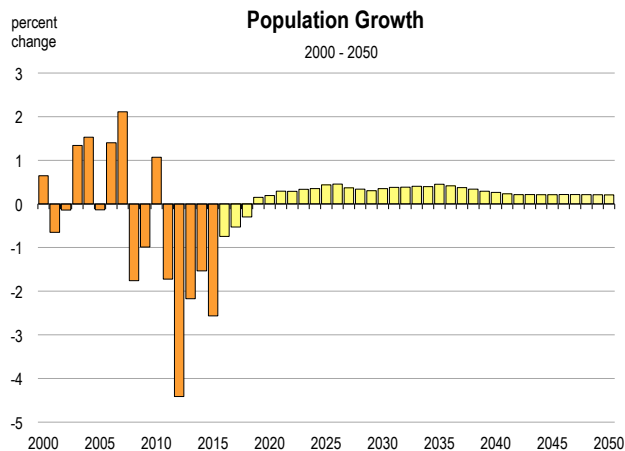
- Total wage and salary employment is expected to increase by 1.3 percent in 2016. Over the 2016-2021 period, growth is expected to average 0.5 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Lassen County, inflation-adjusted salaries are expected to rise by an average of 1.4 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest job gains will be observed in government. This sector will account for 74 percent of net job creation in the county. Meaningful employment gains are not expected in any other industry.
- Over the forecast period, the size of the population is not expected to change significantly. Between 2016 and 2021, the county will lose approximately 60 residents, a total decline of just 0.2 percent.
- Over the 2016-2021 period, an average of 120 net migrants will leave the county each year. By contrast, the natural increase (new births) will add approximately 110 people to the population each year.
- Real per capita income is expected to increase by 3.1 percent in 2016. Over the 2016-2021 period, growth will average 1.5 percent per year.
- Over the next five years, inflation-adjusted taxable sales are expected to increase at an average rate of 1.6 percent per year.
- Industrial production will increase by 3.4 percent in 2016. Growth will average 2.9 percent per year between 2016 and 2021.



# Lassen County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	35,145	-179	37.1	10.1	13	\$219.5	\$0.97	\$30,257	1.3	82.0	81.6	14.1
2011	34,540	-705	36.4	10.1	21	\$234.6	\$1.02	\$31,672	2.7	109.0	90.0	13.5
2012	33,016	-1,554	35.2	10.1	11	\$241.9	\$1.04	\$33,166	2.7	106.5	85.8	12.5
2013	32,299	-781	35.7	10.1	5	\$256.1	\$1.04	\$33,299	2.3	128.1	69.2	10.6
2014	31,803	-612	35.8	10.1	7	\$264.2	\$1.06	\$33,862	2.8	119.5	56.2	9.1
2015	30,988	-954	36.5	10.1	10	\$282.7	\$1.13	\$36,400	2.6	124.9	73.5	7.3
2016	30,757	-337	36.7	10.1	24	\$297.9	\$1.18	\$37,526	2.7	125.7	76.0	6.3
2017	30,595	-272	36.9	10.1	31	\$311.9	\$1.24	\$38,159	3.4	122.3	76.9	5.9
2018	30,504	-200	37.1	10.1	34	\$326.6	\$1.29	\$38,714	3.4	122.2	81.1	6.0
2019	30,550	-62	37.3	10.1	36	\$342.3	\$1.35	\$39,308	3.0	122.9	82.7	6.0
2020	30,608	-49	37.6	10.2	37	\$357.4	\$1.41	\$39,848	3.0	123.8	85.2	6.0
2021	30,698	-17	37.8	10.2	36	\$374.0	\$1.47	\$40,447	2.9	127.4	87.6	6.0
2022	30,786	-17	38.0	10.2	34	\$390.5	\$1.54	\$41,047	2.9	127.9	89.3	5.9
2023	30,889	-2	38.2	10.2	35	\$408.0	\$1.61	\$41,676	2.8	129.7	91.3	5.8
2024	30,998	5	38.4	10.3	36	\$424.9	\$1.68	\$42,263	2.6	131.1	93.4	5.7
2025	31,133	32	38.6	10.3	33	\$443.4	\$1.75	\$42,859	2.5	132.7	95.4	5.6
2026	31,275	39	38.8	10.3	36	\$460.1	\$1.82	\$43,389	2.5	134.2	97.7	5.5
2027	31,390	15	39.0	10.3	35	\$474.1	\$1.89	\$43,582	2.9	135.8	100.2	5.5
2028	31,496	7	39.2	10.4	34	\$489.5	\$1.95	\$43,834	2.7	137.3	102.9	5.5
2029	31,592	-2	39.4	10.4	33	\$505.2	\$2.02	\$44,156	2.5	138.9	105.8	5.5
2030	31,702	15	39.6	10.4	33	\$521.8	\$2.08	\$44,491	2.4	140.4	108.8	5.5
2031	31,823	25	39.7	10.4	32	\$539.3	\$2.15	\$44,843	2.3	141.9	111.8	5.5
2032	31,945	28	39.9	10.4	32	\$557.6	\$2.22	\$45,134	2.5	143.5	114.9	5.5
2033	32,074	37	40.0	10.5	31	\$576.3	\$2.30	\$45,544	2.1	145.0	118.1	5.5
2034	32,201	36	40.1	10.5	31	\$595.6	\$2.37	\$45,922	2.3	146.6	121.4	5.5
2035	32,346	56	40.3	10.5	30	\$615.4	\$2.46	\$46,278	2.4	148.1	124.8	5.5
2036	32,480	46	40.4	10.5	29	\$635.9	\$2.54	\$46,540	2.8	149.6	128.2	5.5
2037	32,602	34	40.5	10.5	29	\$657.2	\$2.64	\$46,801	2.9	151.2	131.7	5.5
2038	32,712	24	40.6	10.6	28	\$678.9	\$2.73	\$47,137	2.7	152.7	135.4	5.5
2039	32,807	11	40.8	10.6	27	\$701.3	\$2.83	\$47,440	2.9	154.3	139.1	5.5
2040	32,894	3	40.9	10.6	27	\$724.2	\$2.93	\$47,779	2.8	155.8	142.9	5.5
2041	32,970	-6	41.0	10.6	26	\$747.4	\$3.04	\$48,178	2.6	157.4	146.8	5.5
2042	33,040	-11	41.1	10.6	26	\$771.0	\$3.14	\$48,613	2.5	158.9	150.8	5.5
2043	33,111	-9	41.2	10.7	25	\$794.9	\$3.25	\$49,075	2.4	160.4	154.9	5.5
2044	33,181	-8	41.4	10.7	24	\$818.9	\$3.35	\$49,594	2.2	162.0	159.1	5.5
2045	33,251	-7	41.5	10.7	24	\$843.7	\$3.47	\$50,061	2.4	163.5	163.4	5.5
2046	33,323	-4	41.6	10.7	23	\$869.0	\$3.58	\$50,555	2.3	165.1	167.8	5.5
2047	33,394	-3	41.7	10.7	23	\$895.1	\$3.70	\$51,056	2.3	166.6	172.4	5.5
2048	33,465	-3	41.8	10.7	22	\$922.1	\$3.83	\$51,576	2.3	168.1	177.1	5.5
2049	33,536	-2	42.0	10.8	22	\$950.1	\$3.96	\$52,117	2.3	169.7	181.9	5.4
2050	33,605	-2	42.1	10.8	21	\$979.1	\$4.09	\$52,675	2.3	171.2	186.8	5.5

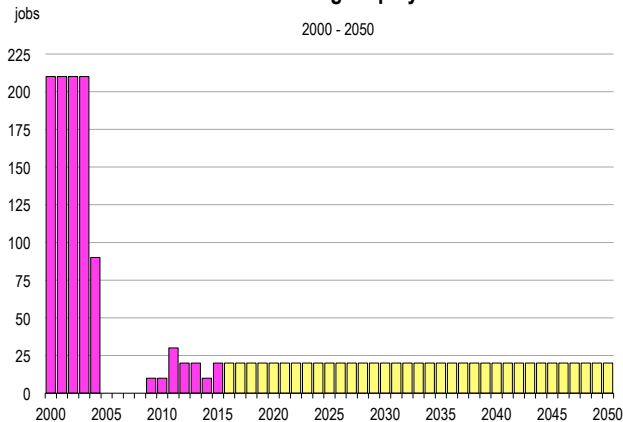


# Lassen County Employment Forecast

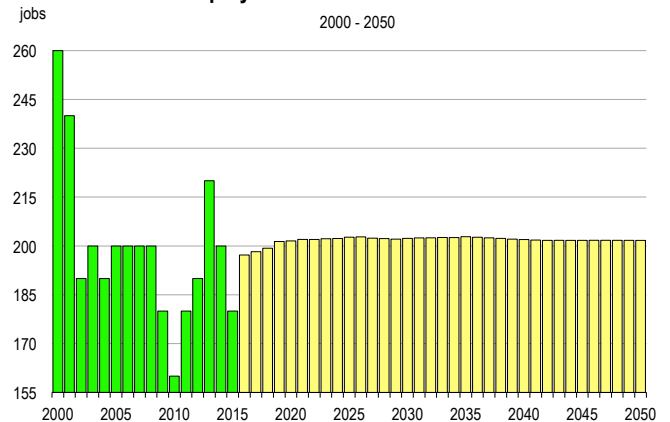
## 2010-2015 History, 2016-2050 Forecast

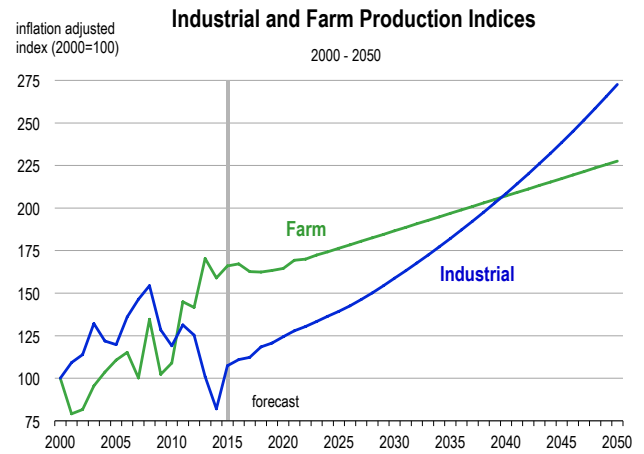
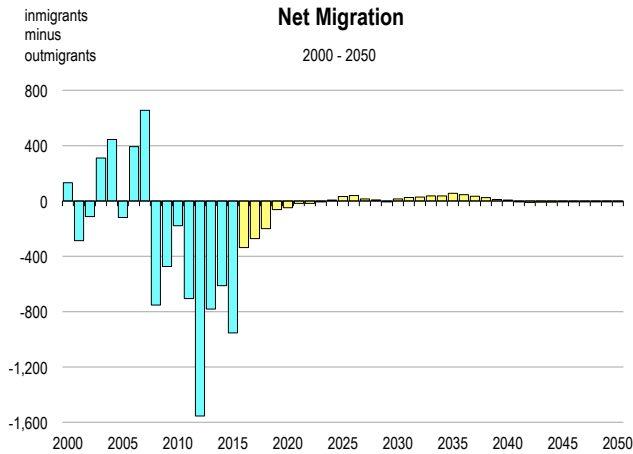
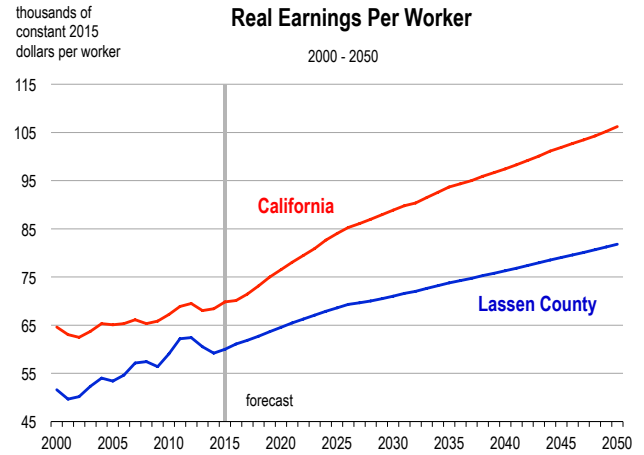
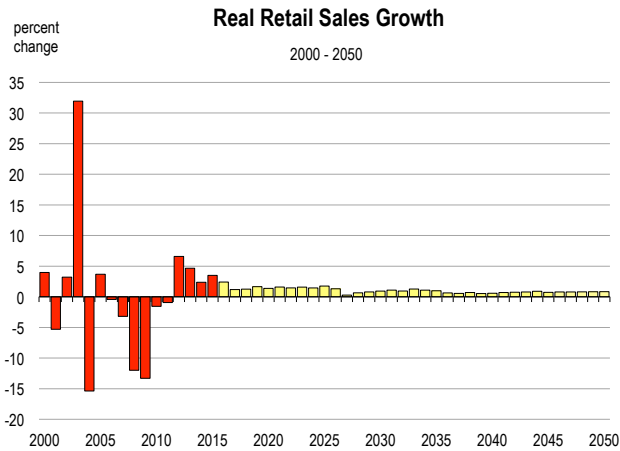
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	10.58	0.44	0.10	0.01	0.10	0.91	0.15	0.16	0.09	1.02	0.62	6.73
2011	10.35	0.56	0.10	0.03	0.09	0.86	0.14	0.18	0.08	1.02	0.61	6.47
2012	10.20	0.73	0.09	0.02	0.07	0.88	0.15	0.19	0.08	0.94	0.58	6.27
2013	10.08	0.65	0.10	0.02	0.07	0.87	0.15	0.22	0.09	0.97	0.61	6.07
2014	10.14	0.67	0.12	0.01	0.07	0.90	0.15	0.20	0.08	0.96	0.66	5.97
2015	10.45	0.73	0.13	0.02	0.07	0.94	0.15	0.18	0.08	0.96	0.69	6.13
2016	10.58	0.71	0.15	0.02	0.07	0.93	0.15	0.20	0.08	0.97	0.71	6.23
2017	10.64	0.70	0.16	0.02	0.07	0.93	0.15	0.20	0.08	0.98	0.71	6.27
2018	10.70	0.70	0.16	0.02	0.08	0.94	0.15	0.20	0.08	0.98	0.72	6.31
2019	10.76	0.70	0.16	0.02	0.08	0.94	0.15	0.20	0.08	0.98	0.71	6.36
2020	10.80	0.70	0.16	0.02	0.08	0.94	0.15	0.20	0.08	0.98	0.72	6.39
2021	10.86	0.71	0.16	0.02	0.08	0.94	0.15	0.20	0.08	0.99	0.72	6.43
2022	10.92	0.71	0.16	0.02	0.09	0.95	0.15	0.20	0.08	0.99	0.72	6.48
2023	10.98	0.71	0.16	0.02	0.09	0.95	0.15	0.20	0.08	0.99	0.72	6.53
2024	11.04	0.72	0.16	0.02	0.09	0.95	0.15	0.20	0.08	0.99	0.72	6.57
2025	11.12	0.72	0.16	0.02	0.09	0.95	0.15	0.20	0.08	1.00	0.72	6.64
2026	11.19	0.72	0.17	0.02	0.09	0.96	0.15	0.20	0.08	1.00	0.72	6.70
2027	11.22	0.73	0.17	0.02	0.10	0.96	0.15	0.20	0.08	1.00	0.72	6.72
2028	11.26	0.73	0.17	0.02	0.10	0.96	0.15	0.20	0.08	1.00	0.72	6.75
2029	11.29	0.73	0.17	0.02	0.10	0.96	0.15	0.20	0.08	1.00	0.72	6.77
2030	11.32	0.74	0.17	0.02	0.10	0.96	0.15	0.20	0.08	1.00	0.72	6.79
2031	11.36	0.74	0.17	0.02	0.11	0.96	0.15	0.20	0.08	1.00	0.72	6.82
2032	11.39	0.74	0.16	0.02	0.11	0.97	0.15	0.20	0.08	1.00	0.72	6.84
2033	11.43	0.74	0.16	0.02	0.11	0.97	0.15	0.20	0.08	1.00	0.72	6.86
2034	11.46	0.75	0.16	0.02	0.11	0.97	0.15	0.20	0.08	1.00	0.72	6.89
2035	11.49	0.75	0.16	0.02	0.12	0.97	0.15	0.20	0.08	1.00	0.72	6.91
2036	11.53	0.75	0.16	0.02	0.12	0.97	0.15	0.20	0.08	1.00	0.72	6.94
2037	11.56	0.76	0.16	0.02	0.12	0.98	0.15	0.20	0.08	1.00	0.73	6.96
2038	11.59	0.76	0.16	0.02	0.12	0.98	0.15	0.20	0.08	1.00	0.73	6.98
2039	11.62	0.76	0.16	0.02	0.12	0.98	0.15	0.20	0.08	1.00	0.73	7.01
2040	11.66	0.77	0.16	0.02	0.13	0.98	0.15	0.20	0.08	1.00	0.73	7.03
2041	11.69	0.77	0.16	0.02	0.13	0.98	0.15	0.20	0.08	1.00	0.73	7.05
2042	11.72	0.77	0.16	0.02	0.13	0.98	0.15	0.20	0.08	1.00	0.73	7.08
2043	11.76	0.77	0.16	0.02	0.13	0.99	0.15	0.20	0.08	1.00	0.73	7.10
2044	11.79	0.78	0.16	0.02	0.13	0.99	0.15	0.20	0.08	1.00	0.73	7.12
2045	11.82	0.78	0.16	0.02	0.13	0.99	0.15	0.20	0.08	1.00	0.73	7.15
2046	11.86	0.78	0.16	0.02	0.14	0.99	0.15	0.20	0.08	1.00	0.73	7.17
2047	11.89	0.79	0.16	0.02	0.14	0.99	0.15	0.20	0.08	1.00	0.73	7.19
2048	11.93	0.79	0.16	0.02	0.14	1.00	0.15	0.20	0.08	1.00	0.73	7.22
2049	11.96	0.79	0.16	0.02	0.14	1.00	0.15	0.20	0.08	1.00	0.73	7.24
2050	12.00	0.80	0.16	0.02	0.14	1.00	0.15	0.20	0.08	1.00	0.73	7.27

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth	7.3%
Expected job growth	2.6%
Fastest growing jobs sector	Transportation & Utilities
Expected personal income growth	7.6%

Expected population growth:	-0.2%
Net migration to account for:	N/A
Expected growth in number of vehicles:	2.9%

### Demographics (2016)

Unemployment rate (April 2016):	6.9%
County rank* in California (58 counties):	33rd
Working age (16-64) population:	72.2%

Population with B.A. degree or higher:	13.0%
Median home selling price (2015):	\$125,000
Median household income:	\$52,677

### Quality of Life

Violent crime rate (2014):	440 per 100,000 persons
County rank* in California (58 counties):	31st
Average commute time to work (2016):	22.0 minutes

High School drop out rate (2015):	8.5%
Households at/below poverty line (2016):	12.4%

\* The county ranked 1st corresponds to the lowest rate in California

# LOS ANGELES COUNTY ECONOMIC FORECAST

Los Angeles County is the largest county in California, with 10.2 million people and 4.3 million wage and salary jobs. The per capita income in Los Angeles County is \$51,427, and the average salary per worker is \$68,366.

In 2015, strong improvement was observed in the Los Angeles County labor market. A total of 84,900 jobs were gained, representing a growth rate of 2.0 percent. However, this was slower than the broader Southern California region, which expanded by 2.6 percent. The unemployment rate in Los Angeles County declined from 8.3 percent in 2014 to 6.7 percent in 2015, which is a significant improvement.

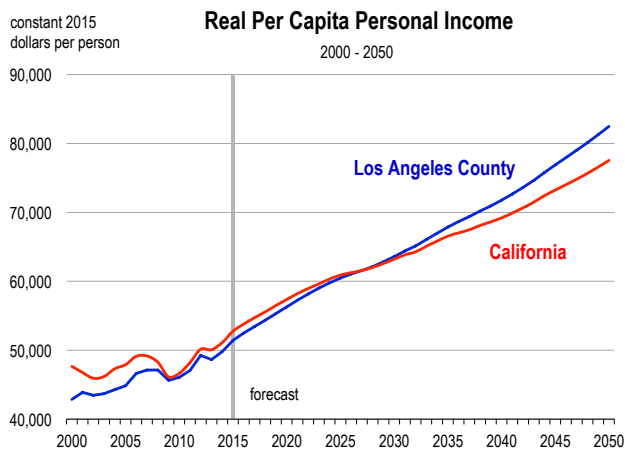
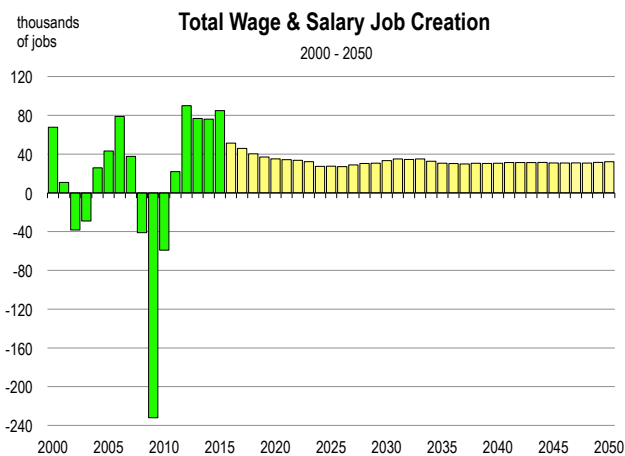
In 2015, employment growth in Los Angeles County was led by education and healthcare (+21,500 jobs), leisure and hospitality (+21,500 jobs), and government (+10,200 jobs). The largest declines occurred in manufacturing (-3,300 jobs).

In previous years, Northern Los Angeles County (the Santa Clarita and Antelope Valleys) was the fastest growing area of the county. Due to a large amount of buildable land, this region was able to construct a substantial number of housing units, generating space for new residents. This trend should continue, and over the long-term, the northern region will be responsible for much of the growth in the county. But a new wave of construction is also occurring in Downtown Los Angeles, primarily in the form of high rise apartment and condo structures. Over the next 10 years, more than 10,000 new housing units could be constructed in the downtown region.

Between 2010 and 2015, the Los Angeles County population increased at an annual average rate of 0.7 percent. This growth was primarily due to the natural increase (new births), as net migration was very low.

## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 1.2 percent in 2016. From 2016 to 2021, the growth rate is expected to average 0.9 percent per year.
- Average salaries are marginally lower in Los Angeles County than they are across the state. Real average salaries in Los Angeles County are projected to increase by an average of 1.1 percent per year over the next 5 years, which will be virtually identical to statewide growth.
- Employment growth will be led by education and healthcare, leisure and hospitality, information, professional and business services, and manufacturing. Together, these industries will account for 71 percent of net job creation between 2016 and 2021.
- From 2016 to 2021, population growth will average 0.7 percent per year. The natural increase will be responsible for almost all of this growth, as net migration will be low.
- Over the 2016-2021 period, an average of 28,300 new housing permits will be issued each year. Many of these will be in high rise structures in the downtown region. The Newhall Ranch project, located in the Santa Clarita Valley, may break ground before 2021, but pending legal action could lead to delays.
- Real per capita income will increase at a rate of 2.0 percent in 2016. Over the 2016 to 2021 period, growth is expected to average 1.8 percent per year.
- Total taxable sales are expected to increase by an average of 1.3 percent per year from 2016 to 2021.
- Industrial production is expected to increase by 2.9 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 2.2 percent per year.

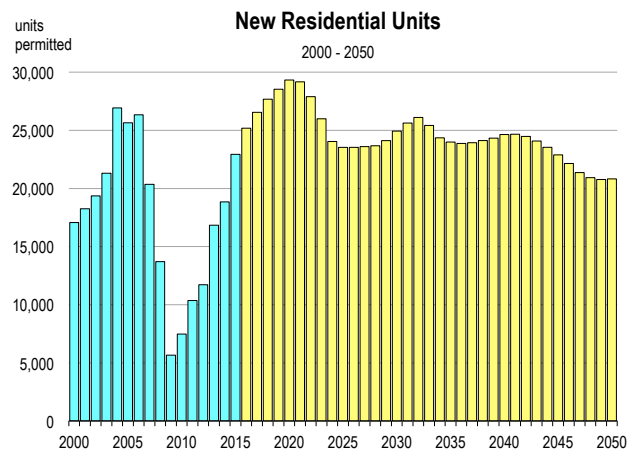
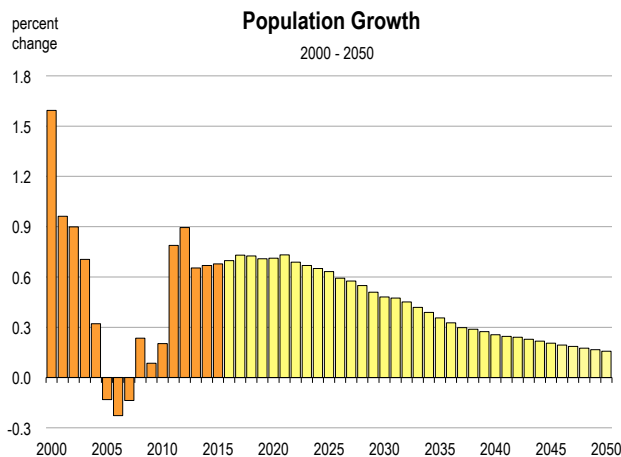




# Los Angeles County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

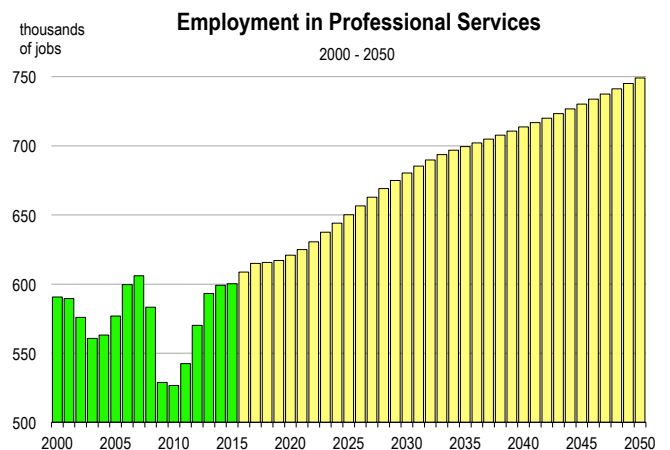
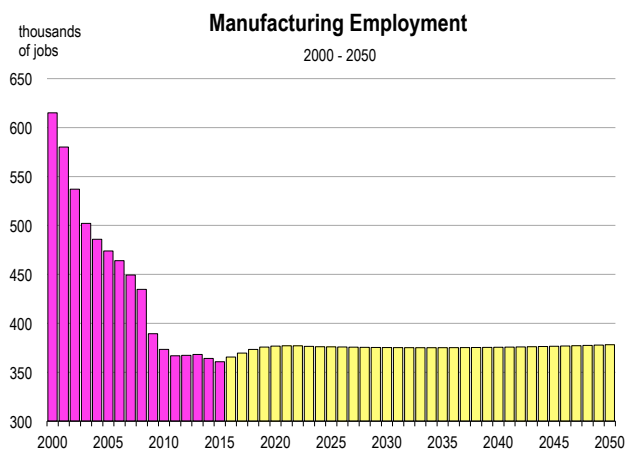
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	9,825,077	-58,953	7.4	3,239.3	7,468	\$116.9	\$418.0	\$46,079	1.2	188.5	103.2	12.5
2011	9,902,593	2,899	7.4	3,244.1	10,362	\$126.4	\$441.7	\$47,050	2.7	182.6	99.1	12.2
2012	9,991,159	17,344	7.4	3,250.5	11,715	\$135.3	\$475.9	\$49,242	2.0	196.4	101.5	10.9
2013	10,056,433	-5,254	7.6	3,260.5	16,850	\$140.1	\$478.4	\$48,646	1.1	205.4	104.4	9.8
2014	10,123,688	-4,183	7.7	3,271.5	18,841	\$146.4	\$499.8	\$49,814	1.3	174.7	103.4	8.3
2015	10,192,374	-3,651	7.8	3,285.3	22,935	\$150.8	\$524.2	\$51,427	0.9	167.9	104.3	6.7
2016	10,263,480	758	7.9	3,304.0	25,187	\$157.2	\$548.5	\$52,467	1.9	165.8	107.3	5.7
2017	10,338,440	4,939	8.0	3,326.5	26,553	\$163.7	\$579.5	\$53,433	3.0	163.8	109.7	5.2
2018	10,413,450	5,405	8.0	3,349.8	27,682	\$170.9	\$611.1	\$54,371	2.9	161.9	112.4	5.0
2019	10,487,260	4,907	8.1	3,374.0	28,539	\$176.2	\$636.5	\$55,339	1.6	160.0	114.9	4.9
2020	10,561,950	6,937	8.2	3,399.2	29,333	\$181.2	\$662.7	\$56,297	1.6	158.3	117.2	4.8
2021	10,639,260	10,731	8.2	3,425.4	29,175	\$186.1	\$690.2	\$57,276	1.6	156.6	119.4	4.9
2022	10,712,510	8,486	8.3	3,450.7	27,900	\$190.7	\$717.3	\$58,175	1.6	155.0	121.7	4.8
2023	10,784,140	8,239	8.3	3,475.1	25,996	\$195.6	\$744.6	\$59,028	1.6	153.4	124.1	4.8
2024	10,854,310	8,486	8.4	3,497.9	24,044	\$200.9	\$773.7	\$59,794	1.9	152.0	126.1	4.8
2025	10,922,940	8,675	8.4	3,519.0	23,537	\$206.4	\$804.3	\$60,490	2.1	150.6	128.3	4.8
2026	10,987,700	6,359	8.4	3,539.3	23,540	\$211.9	\$834.7	\$61,057	2.2	149.2	130.7	4.8
2027	11,050,980	7,038	8.4	3,560.0	23,603	\$218.0	\$865.2	\$61,567	2.2	148.0	133.3	4.8
2028	11,111,640	6,486	8.5	3,580.6	23,675	\$224.6	\$895.8	\$62,144	2.0	146.7	136.2	4.8
2029	11,168,230	4,474	8.5	3,601.2	24,118	\$231.2	\$926.7	\$62,821	1.8	145.6	139.4	4.8
2030	11,221,940	3,676	8.5	3,622.2	24,937	\$238.4	\$958.7	\$63,588	1.7	144.4	142.6	4.8
2031	11,275,170	5,126	8.5	3,644.2	25,631	\$246.7	\$991.6	\$64,414	1.6	143.4	145.9	4.8
2032	11,326,040	4,567	8.6	3,666.6	26,112	\$255.6	\$1,025.8	\$65,150	1.8	142.3	149.3	4.8
2033	11,373,470	3,019	8.6	3,689.3	25,425	\$264.6	\$1,059.4	\$66,064	1.4	141.4	152.7	4.8
2034	11,417,680	1,723	8.6	3,711.4	24,357	\$273.6	\$1,095.6	\$66,971	1.6	140.4	156.3	4.8
2035	11,458,310	178	8.7	3,732.6	23,995	\$282.4	\$1,133.6	\$67,881	1.7	139.5	160.0	4.8
2036	11,495,730	-1,115	8.7	3,753.5	23,876	\$291.1	\$1,174.6	\$68,658	2.1	138.7	163.7	4.8
2037	11,529,970	-2,408	8.7	3,774.2	23,937	\$299.4	\$1,216.9	\$69,385	2.2	137.8	167.6	4.8
2038	11,563,220	-1,696	8.8	3,795.3	24,123	\$307.4	\$1,259.5	\$70,195	2.0	137.1	171.5	4.7
2039	11,594,910	-1,987	8.8	3,816.4	24,332	\$315.4	\$1,305.0	\$70,961	2.2	136.3	175.6	4.7
2040	11,624,540	-3,025	8.8	3,837.6	24,643	\$323.0	\$1,351.1	\$71,765	2.1	135.6	179.8	4.7
2041	11,653,110	-3,314	8.9	3,859.1	24,669	\$330.5	\$1,397.6	\$72,664	1.9	134.9	184.1	4.7
2042	11,681,150	-3,350	8.9	3,880.7	24,480	\$337.9	\$1,445.4	\$73,628	1.8	134.3	188.6	4.7
2043	11,707,840	-4,386	9.0	3,902.1	24,084	\$345.1	\$1,494.2	\$74,659	1.7	133.6	193.1	4.7
2044	11,733,290	-5,420	9.0	3,923.1	23,543	\$352.1	\$1,543.5	\$75,801	1.5	133.0	197.8	4.7
2045	11,757,360	-6,463	9.0	3,943.6	22,890	\$358.9	\$1,595.9	\$76,890	1.7	132.5	202.6	4.7
2046	11,780,170	-7,516	9.1	3,963.5	22,152	\$365.3	\$1,647.7	\$77,967	1.6	131.9	207.5	4.7
2047	11,802,070	-8,309	9.1	3,982.8	21,368	\$372.8	\$1,705.5	\$79,042	1.9	131.4	212.6	4.7
2048	11,822,770	-9,362	9.1	4,001.4	20,931	\$380.4	\$1,765.5	\$80,141	1.9	130.9	217.8	4.7
2049	11,842,440	-10,166	9.2	4,019.7	20,773	\$388.5	\$1,829.7	\$81,282	2.0	130.4	223.2	4.7
2050	11,861,060	-10,980	9.2	4,037.8	20,824	\$397.5	\$1,900.5	\$82,470	2.2	130.0	228.7	4.7

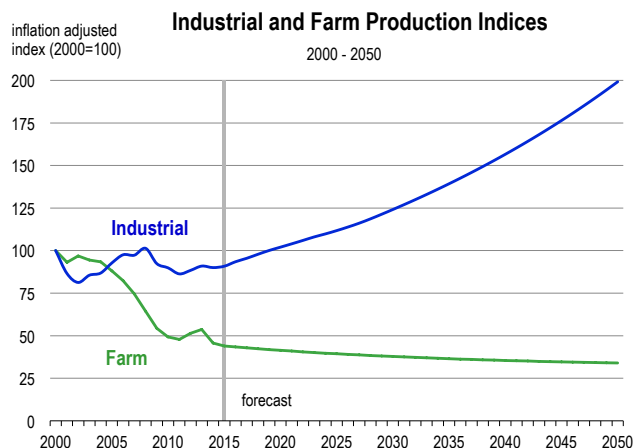
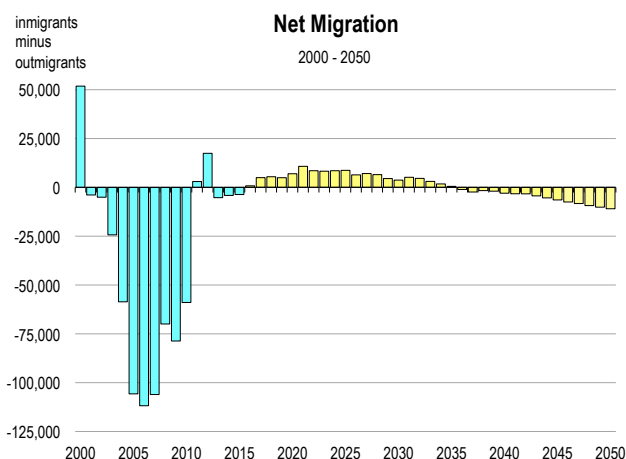
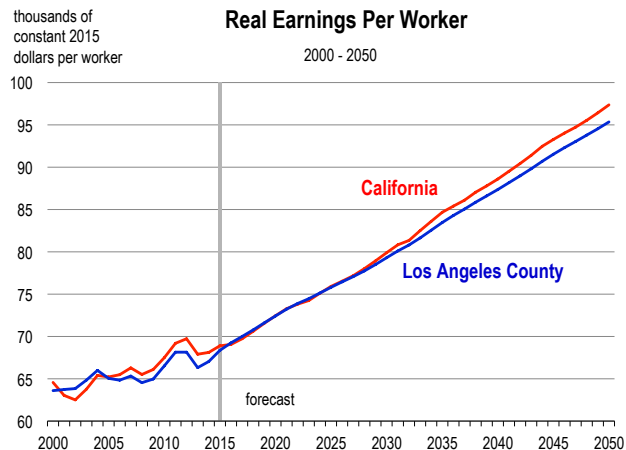
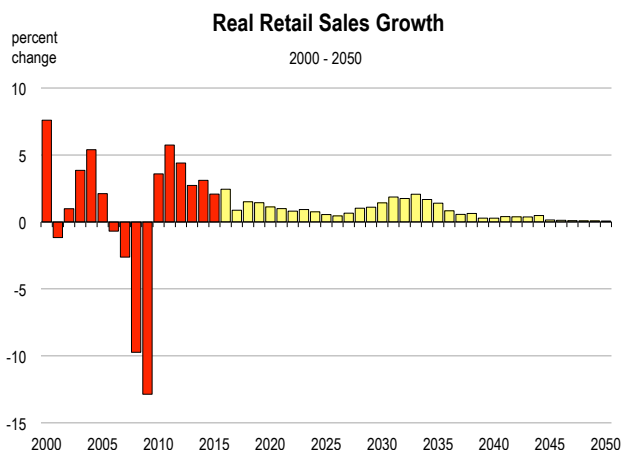


# Los Angeles County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	3,929.5	6.23	104.5	373.3	150.6	589.9	211.1	526.6	191.6	670.5	384.8	579.6
2011	3,951.3	5.63	105.1	366.9	151.8	598.8	210.1	542.5	192.0	677.3	394.7	565.5
2012	4,041.4	5.40	109.2	367.4	154.5	612.9	212.4	570.1	191.5	699.5	415.8	556.8
2013	4,118.2	5.48	116.2	368.2	157.5	624.3	213.0	593.2	196.4	702.1	440.5	551.2
2014	4,194.2	5.20	119.6	364.1	163.4	635.5	211.1	599.1	198.0	720.7	466.6	556.2
2015	4,279.2	4.97	126.1	360.8	170.4	647.4	214.2	600.3	202.7	742.2	488.1	566.4
2016	4,330.5	4.94	125.9	365.5	173.2	652.6	216.1	608.7	206.7	753.6	497.9	568.1
2017	4,376.5	4.91	128.5	369.6	174.9	653.9	218.2	615.0	209.6	765.8	506.5	570.6
2018	4,416.8	4.88	130.8	373.3	177.1	655.6	219.4	615.7	211.8	780.7	513.4	573.5
2019	4,453.8	4.85	132.8	375.7	178.9	658.2	220.4	617.1	213.5	796.4	517.9	576.2
2020	4,488.9	4.82	134.1	376.7	181.1	660.4	221.3	620.9	215.2	812.3	520.4	578.8
2021	4,523.2	4.79	136.9	377.0	183.3	662.3	222.1	624.9	216.9	828.5	522.1	580.5
2022	4,556.9	4.77	138.7	377.0	185.4	664.0	222.7	630.6	218.2	845.2	522.8	581.9
2023	4,589.1	4.74	137.8	376.4	187.7	665.8	223.2	637.5	219.4	862.4	523.4	583.6
2024	4,616.5	4.72	135.4	376.1	189.9	667.3	223.5	644.1	220.7	877.2	523.9	585.3
2025	4,644.0	4.69	134.0	376.0	192.1	668.5	224.0	650.1	222.1	891.3	524.6	586.8
2026	4,671.1	4.67	133.0	375.8	194.3	669.5	224.3	656.6	223.4	904.5	525.7	588.1
2027	4,700.0	4.65	133.0	375.6	196.5	670.8	224.5	662.9	224.8	918.0	527.2	589.4
2028	4,730.4	4.63	133.5	375.4	198.7	672.7	224.5	669.1	226.1	931.5	529.2	590.8
2029	4,761.1	4.61	133.1	375.3	200.9	674.8	224.7	674.9	227.4	945.4	531.9	592.3
2030	4,794.4	4.60	134.1	375.2	203.1	677.3	225.0	680.4	228.7	959.8	535.1	593.9
2031	4,829.4	4.58	136.1	375.2	205.3	680.6	225.4	685.3	230.1	974.2	538.6	595.4
2032	4,863.9	4.56	138.3	375.1	207.5	683.7	225.7	689.8	231.4	988.5	542.3	596.9
2033	4,899.0	4.55	141.1	375.1	209.7	687.4	225.7	693.6	232.7	1,002.8	545.9	598.5
2034	4,931.7	4.53	142.5	375.1	211.9	690.5	225.9	696.9	234.1	1,017.2	549.7	600.1
2035	4,962.3	4.52	142.8	375.1	214.1	693.2	226.2	699.4	235.4	1,031.6	553.4	601.7
2036	4,992.6	4.50	143.7	375.1	216.3	695.0	226.4	702.1	236.7	1,046.0	557.2	603.1
2037	5,022.5	4.49	144.9	375.2	218.5	696.3	226.2	704.9	238.1	1,060.4	561.1	604.5
2038	5,053.0	4.48	146.3	375.3	220.7	697.6	226.1	707.7	239.4	1,075.0	564.9	606.0
2039	5,083.4	4.46	148.0	375.4	222.9	698.4	226.1	710.7	240.7	1,089.5	568.8	607.4
2040	5,114.0	4.45	149.8	375.5	225.1	699.1	226.0	713.7	242.1	1,104.1	572.7	608.8
2041	5,145.4	4.44	152.0	375.7	227.3	700.0	225.9	716.8	243.4	1,118.5	576.7	610.3
2042	5,176.7	4.43	154.0	375.9	229.5	700.9	225.9	720.0	244.7	1,133.0	580.7	611.9
2043	5,208.0	4.42	155.7	376.1	231.7	701.7	226.0	723.3	246.0	1,147.4	584.7	613.5
2044	5,239.5	4.41	157.1	376.3	233.9	702.7	226.1	726.7	247.4	1,161.9	588.8	615.1
2045	5,270.4	4.40	158.2	376.5	236.1	703.3	226.2	730.2	248.7	1,176.5	592.8	616.7
2046	5,301.2	4.39	159.2	376.8	238.3	703.7	226.3	733.8	250.0	1,191.2	597.0	618.3
2047	5,332.2	4.38	160.0	377.1	240.5	704.1	226.3	737.5	251.4	1,206.0	601.1	619.9
2048	5,363.0	4.38	160.4	377.4	242.7	704.5	226.3	741.2	252.7	1,220.9	605.3	621.6
2049	5,394.4	4.37	161.3	377.8	244.9	704.9	226.3	745.1	254.0	1,236.0	609.5	623.2
2050	5,426.6	4.36	162.5	378.1	247.1	705.2	226.3	749.1	255.4	1,251.3	613.8	624.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.1%
Expected job growth:	4.5%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	13.2%

Expected population growth:	3.7%
Net migration to account for:	8.8%
Expected growth in number of vehicles:	4.6%

### Demographics (2016)

Unemployment rate (April 2016):	4.8%
County rank* in California (58 counties):	15th
Working age (16-64) population:	67.3%

Population with B.A. or higher:	29.9%
Median home selling price (2015):	\$485,500
Median household income:	\$57,864

### Quality of Life

Violent crime rate (2014):	401 per 100,000 persons
County rank* in California (58 counties):	34th
Average commute time to work (2016):	33.0 minutes

High school drop out rate (2015):	12.8%
Households below poverty line (2016):	14.9%

\* The county ranked 1st corresponds to the lowest rate in California

# MADERA COUNTY ECONOMIC FORECAST

Madera County is located in the heart of the San Joaquin Valley, just north of Fresno County. Madera County has a population of 155,000 people and approximately 46,500 wage and salary jobs. The per capita income is \$33,730, and the average salary per worker is \$49,073.

Like other parts of the San Joaquin Valley, Madera County is heavily agricultural. In recent years, it has generated more than \$2 billion in agricultural output, with the most prevalent commodities being almonds, pistachios, grapes, and milk.

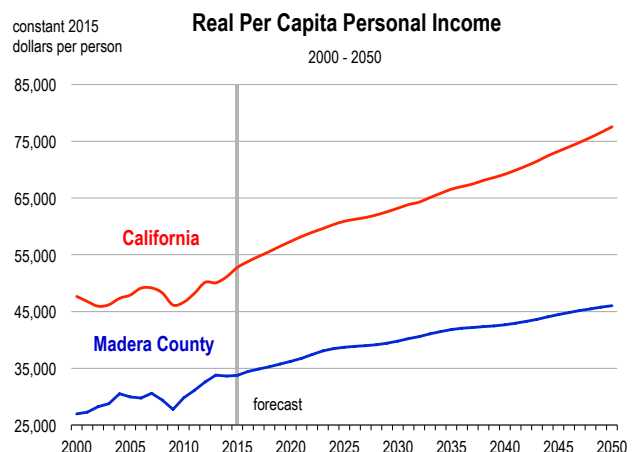
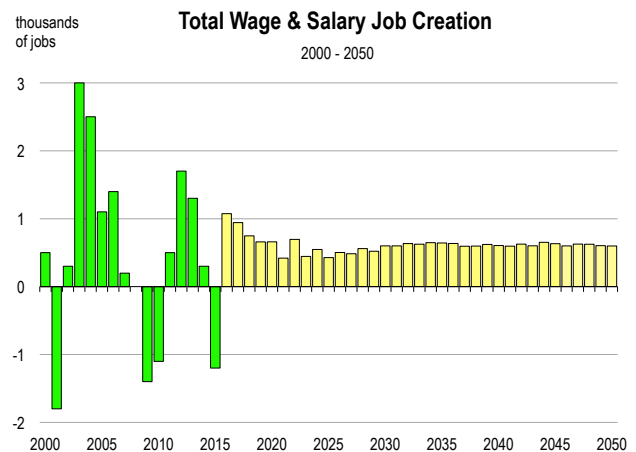
In 2015, employment across Northern California increased by 3.3 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.1 percent. In Madera County, 1,200 total wage and salary jobs were lost, representing a decline of 2.5 percent. The unemployment rate, while still very high, improved from 11.1 percent in 2014 to 10.5 percent in 2015.

In 2015, the largest employment gains were observed in construction (+200 jobs), education and healthcare (+200 jobs), wholesale and retail trade (+100 jobs), and leisure and hospitality (+100 jobs). Declines were recorded in agriculture (-900 jobs), government (-700 jobs), manufacturing (-200 jobs), and professional and business services (-100 jobs).

Between 2010 and 2015, the population of Madera County grew at an annual average rate of 0.5 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

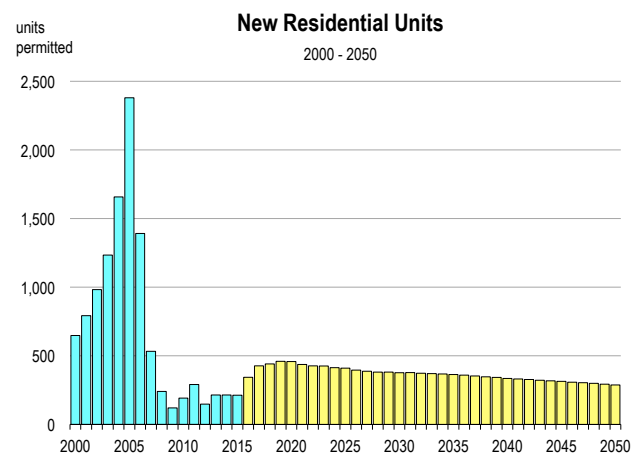
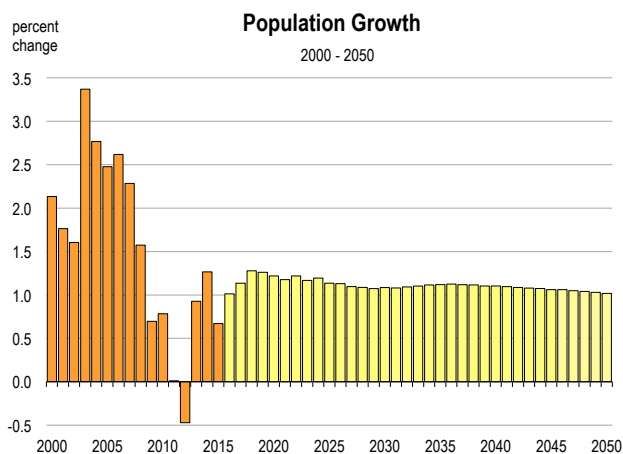
- Total wage and salary employment is expected to increase by 2.3 percent in 2016, reversing almost all of the losses recorded in 2015. From 2016 to 2021, total wage and salary job growth will average 1.4 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the foreseeable future. In Madera County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest employment gains will be observed in education and healthcare, professional and business services, and government. Together, these sectors will account for 75 percent of net job creation in the county.
- The population will grow quickly over the next few years. Annual growth in the 2016-2021 period is expected to average 1.2 percent per year.
- Over the 2016-2021 period, an average of 570 net migrants will enter the county each year.
- Real income per capita is expected to increase by 2.1 percent in 2016. Between 2016 and 2021, real income per capita will increase by 1.3 percent per year.
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.5 percent per year over the next five years.
- Industrial production is expected to increase by 3.2 percent in 2016. From 2016 to 2021, the growth rate will average 1.4 percent per year.
- Farm production is expected to increase at a rate of less than 0.1 percent per year between 2016 and 2021. The principal commodities in the county are almonds, pistachios, grapes, and milk.



# Madera County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

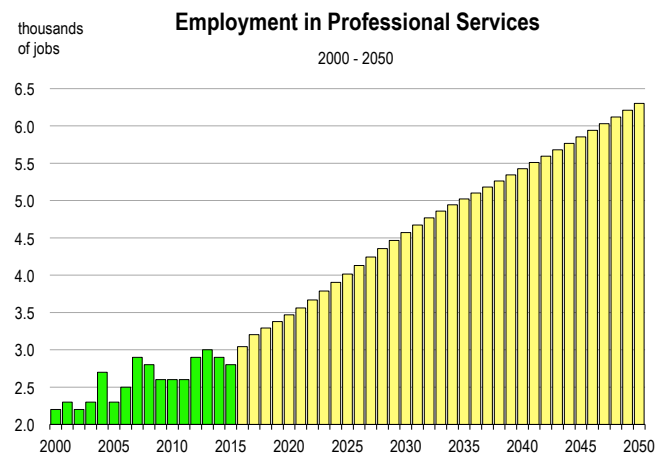
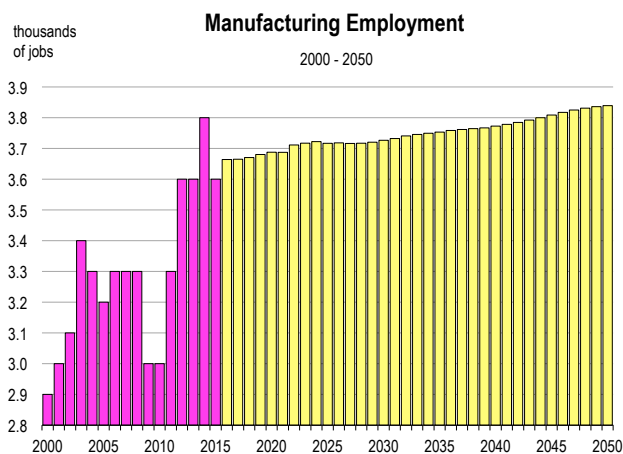
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	151,329	-326	129	43.4	192	\$1.2	\$4.1	\$29,804	1.3	1.48	722.4	16.7
2011	151,341	-1,419	128	43.5	291	\$1.3	\$4.4	\$31,109	2.7	1.68	740.8	16.2
2012	150,628	-2,044	128	43.6	148	\$1.4	\$4.7	\$32,606	2.7	1.82	830.1	14.5
2013	152,026	158	132	43.9	214	\$1.4	\$5.0	\$33,780	2.3	1.96	867.8	12.5
2014	153,951	707	134	44.2	214	\$1.5	\$5.1	\$33,646	2.8	2.30	913.0	11.1
2015	154,982	-282	137	44.6	213	\$1.6	\$5.2	\$33,730	2.6	2.36	873.0	10.5
2016	156,551	277	140	44.6	343	\$1.7	\$5.5	\$34,444	2.5	2.40	900.6	9.4
2017	158,328	450	142	45.0	427	\$1.8	\$5.9	\$34,858	3.6	2.41	909.6	8.9
2018	160,351	669	144	45.5	441	\$1.8	\$6.2	\$35,271	3.5	2.42	920.7	8.8
2019	162,372	640	146	45.9	460	\$1.9	\$6.4	\$35,731	2.3	2.43	936.5	8.7
2020	164,351	572	147	46.4	458	\$2.0	\$6.8	\$36,229	2.3	2.44	951.3	8.6
2021	166,284	505	149	46.8	437	\$2.0	\$7.1	\$36,756	2.3	2.41	964.7	8.7
2022	168,311	573	150	47.3	427	\$2.1	\$7.4	\$37,426	2.3	2.43	985.3	8.6
2023	170,276	491	151	47.7	426	\$2.2	\$7.8	\$38,071	2.3	2.42	1,002.2	8.6
2024	172,310	547	153	48.1	414	\$2.2	\$8.2	\$38,462	2.6	2.43	1,018.0	8.6
2025	174,266	459	154	48.6	410	\$2.3	\$8.6	\$38,717	2.8	2.42	1,031.9	8.6
2026	176,235	457	155	49.0	396	\$2.4	\$8.9	\$38,879	2.9	2.42	1,048.9	8.6
2027	178,166	402	156	49.4	388	\$2.5	\$9.3	\$38,980	2.9	2.42	1,066.4	8.6
2028	180,102	403	158	49.8	381	\$2.6	\$9.7	\$39,142	2.7	2.42	1,087.1	8.6
2029	182,035	379	159	50.2	381	\$2.7	\$10.1	\$39,435	2.5	2.42	1,109.3	8.6
2030	184,009	401	160	50.5	377	\$2.8	\$10.5	\$39,801	2.4	2.42	1,132.7	8.6
2031	185,997	386	162	50.9	378	\$2.9	\$10.9	\$40,224	2.3	2.42	1,156.2	8.6
2032	188,028	404	163	51.3	373	\$3.0	\$11.4	\$40,594	2.5	2.43	1,180.8	8.6
2033	190,101	413	165	51.7	370	\$3.1	\$11.9	\$41,052	2.1	2.43	1,205.3	8.6
2034	192,220	434	167	52.1	368	\$3.2	\$12.4	\$41,451	2.3	2.43	1,230.1	8.6
2035	194,370	443	168	52.4	364	\$3.4	\$12.9	\$41,807	2.4	2.43	1,255.3	8.5
2036	196,557	455	170	52.8	359	\$3.5	\$13.5	\$42,045	2.8	2.44	1,281.0	8.5
2037	198,754	452	171	53.2	353	\$3.6	\$14.1	\$42,183	2.9	2.44	1,306.7	8.5
2038	200,971	451	173	53.5	347	\$3.7	\$14.6	\$42,359	2.7	2.44	1,333.1	8.5
2039	203,187	449	174	53.9	343	\$3.9	\$15.2	\$42,474	2.9	2.44	1,359.7	8.5
2040	205,429	453	176	54.2	335	\$4.0	\$15.9	\$42,680	2.8	2.44	1,387.3	8.5
2041	207,679	443	177	54.6	331	\$4.1	\$16.5	\$42,937	2.6	2.44	1,415.3	8.5
2042	209,935	433	179	54.9	327	\$4.2	\$17.2	\$43,252	2.5	2.44	1,444.0	8.5
2043	212,200	414	180	55.3	322	\$4.3	\$17.9	\$43,615	2.4	2.44	1,473.3	8.5
2044	214,480	417	182	55.6	318	\$4.5	\$18.7	\$44,057	2.2	2.44	1,503.2	8.5
2045	216,755	401	183	55.9	314	\$4.6	\$19.5	\$44,458	2.4	2.44	1,533.6	8.5
2046	219,054	393	185	56.2	308	\$4.7	\$20.3	\$44,820	2.3	2.44	1,564.6	8.5
2047	221,351	383	186	56.5	304	\$4.9	\$21.1	\$45,175	2.6	2.44	1,595.9	8.5
2048	223,654	362	188	56.8	299	\$5.0	\$21.9	\$45,479	2.6	2.44	1,627.7	8.5
2049	225,957	343	189	57.1	293	\$5.1	\$22.8	\$45,763	2.7	2.45	1,659.9	8.5
2050	228,257	320	191	57.4	288	\$5.3	\$23.7	\$46,027	2.9	2.45	1,692.5	8.5

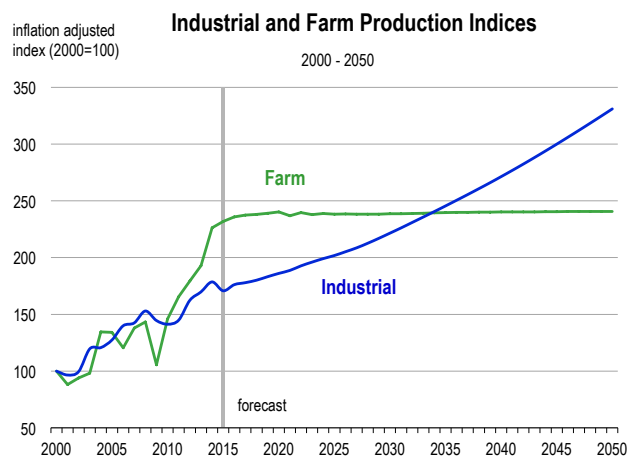
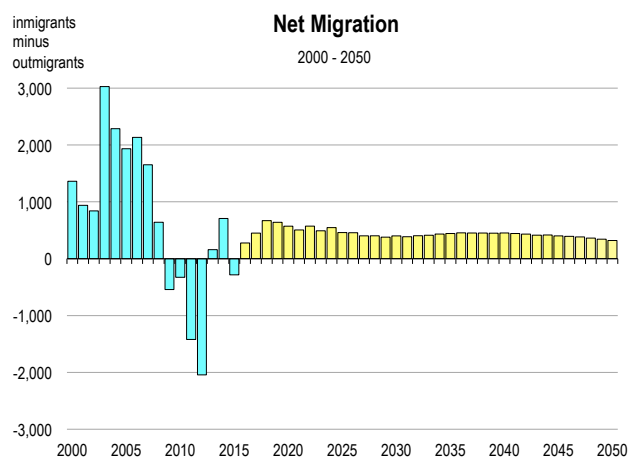
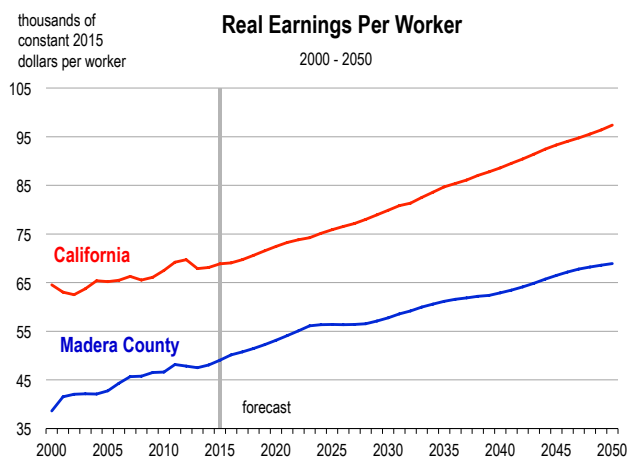
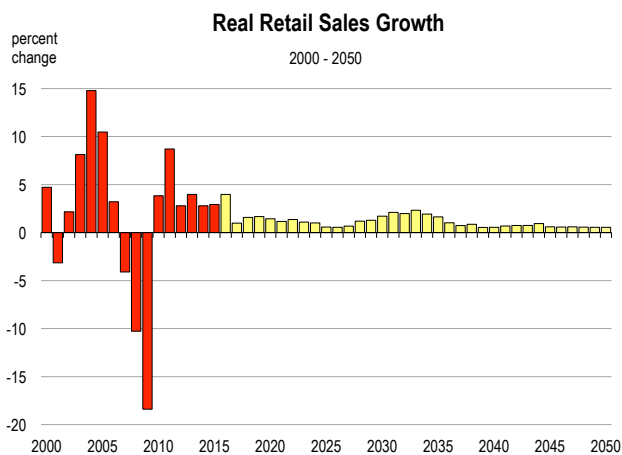


# Madera County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	43.9	10.2	1.1	3.0	0.8	4.1	0.7	2.6	0.4	7.0	2.5	10.7
2011	44.4	10.8	1.1	3.3	0.7	4.0	0.7	2.6	0.4	7.1	2.5	10.4
2012	46.1	11.5	1.1	3.6	0.8	4.1	0.8	2.9	0.4	7.3	2.7	10.1
2013	47.4	12.1	1.2	3.6	0.9	4.3	0.8	3.0	0.4	7.6	2.9	9.7
2014	47.7	11.8	1.3	3.8	0.9	4.4	0.8	2.9	0.4	7.6	3.0	9.8
2015	46.5	10.9	1.5	3.6	0.9	4.5	0.8	2.8	0.4	7.8	3.1	9.1
2016	47.6	11.1	1.5	3.7	0.9	4.6	0.8	3.0	0.4	8.1	3.2	9.2
2017	48.5	11.1	1.6	3.7	0.9	4.6	0.8	3.2	0.4	8.4	3.2	9.3
2018	49.3	11.2	1.7	3.7	0.9	4.7	0.9	3.3	0.4	8.7	3.3	9.5
2019	49.9	11.2	1.8	3.7	0.9	4.7	0.9	3.4	0.4	9.0	3.3	9.6
2020	50.6	11.3	1.8	3.7	0.9	4.7	0.9	3.5	0.4	9.2	3.3	9.7
2021	51.0	11.1	1.8	3.7	1.0	4.7	0.9	3.6	0.4	9.5	3.3	9.8
2022	51.7	11.2	1.8	3.7	1.0	4.8	0.9	3.7	0.4	9.8	3.3	10.0
2023	52.1	11.2	1.8	3.7	1.0	4.8	0.9	3.8	0.4	10.0	3.3	10.1
2024	52.7	11.2	1.8	3.7	1.0	4.8	0.9	3.9	0.4	10.2	3.3	10.2
2025	53.1	11.2	1.8	3.7	1.0	4.8	0.9	4.0	0.4	10.4	3.3	10.3
2026	53.6	11.2	1.8	3.7	1.0	4.8	0.9	4.1	0.4	10.6	3.4	10.4
2027	54.1	11.2	1.8	3.7	1.0	4.9	1.0	4.2	0.4	10.8	3.4	10.5
2028	54.7	11.2	1.8	3.7	1.0	4.9	1.0	4.4	0.4	11.0	3.4	10.7
2029	55.2	11.2	1.8	3.7	1.0	4.9	1.0	4.5	0.4	11.2	3.4	10.8
2030	55.8	11.2	1.8	3.7	1.0	4.9	1.0	4.6	0.4	11.4	3.4	11.0
2031	56.4	11.2	1.8	3.7	1.0	5.0	1.0	4.7	0.4	11.6	3.5	11.2
2032	57.0	11.2	1.8	3.7	1.0	5.0	1.0	4.8	0.4	11.8	3.5	11.4
2033	57.6	11.2	1.8	3.7	1.0	5.1	1.0	4.9	0.4	12.0	3.5	11.6
2034	58.3	11.2	1.8	3.7	1.1	5.1	1.0	4.9	0.4	12.2	3.6	11.9
2035	58.9	11.2	1.8	3.8	1.1	5.2	1.0	5.0	0.4	12.4	3.6	12.1
2036	59.6	11.2	1.8	3.8	1.1	5.2	1.0	5.1	0.4	12.6	3.7	12.3
2037	60.2	11.2	1.8	3.8	1.1	5.2	1.0	5.2	0.4	12.8	3.7	12.6
2038	60.8	11.2	1.8	3.8	1.1	5.3	1.1	5.3	0.4	12.9	3.7	12.8
2039	61.4	11.2	1.8	3.8	1.1	5.3	1.1	5.3	0.4	13.1	3.8	13.1
2040	62.0	11.2	1.8	3.8	1.1	5.3	1.1	5.4	0.4	13.3	3.8	13.3
2041	62.6	11.3	1.8	3.8	1.1	5.3	1.1	5.5	0.4	13.5	3.8	13.6
2042	63.2	11.3	1.8	3.8	1.1	5.3	1.1	5.6	0.4	13.7	3.9	13.8
2043	63.8	11.3	1.8	3.8	1.1	5.3	1.1	5.7	0.4	13.9	3.9	14.0
2044	64.5	11.3	1.8	3.8	1.1	5.4	1.1	5.8	0.4	14.1	4.0	14.3
2045	65.1	11.3	1.8	3.8	1.1	5.4	1.1	5.9	0.4	14.3	4.0	14.5
2046	65.7	11.3	1.8	3.8	1.1	5.4	1.1	5.9	0.4	14.4	4.0	14.8
2047	66.3	11.3	1.8	3.8	1.1	5.4	1.1	6.0	0.4	14.6	4.1	15.0
2048	66.9	11.3	1.8	3.8	1.1	5.4	1.1	6.1	0.4	14.8	4.1	15.3
2049	67.6	11.3	1.8	3.8	1.1	5.5	1.1	6.2	0.4	14.9	4.2	15.5
2050	68.2	11.3	1.8	3.8	1.1	5.5	1.2	6.3	0.4	15.1	4.2	15.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.0%
Expected job growth:	7.2%
Fastest growing jobs sector:	Construction
Expected personal income growth:	13.4%

Expected population growth:	6.2%
Net migration to account for:	29.1%
Expected growth in number of vehicles:	6.1%

### Demographics (2016)

Unemployment rate (April 2016):	9.7%
County rank* in California (58 counties):	49th
Working age (16-64) population:	62.0%

Population with B.A. or higher:	12.8%
Median home selling price (2015):	\$194,500
Median household income:	\$43,537

### Quality of Life

Violent crime rate (2014):	577 per 100,000 persons
County rank* in California (58 counties):	51st
Average commute time to work (2016):	27.0 minutes

High school drop out rate (2015):	10.7%
Households at/below poverty line (2016):	19.2%

\* The county ranked 1st corresponds to the lowest rate in California



# MARIN COUNTY ECONOMIC FORECAST

Marin County, located directly across the Golden Gate Bridge from San Francisco, is one of the most affluent areas of the state. Marin County has a population of 261,700 people and a total of 113,300 wage and salary jobs. The per capita income in Marin County is \$104,277 and the average salary per worker is \$74,532.

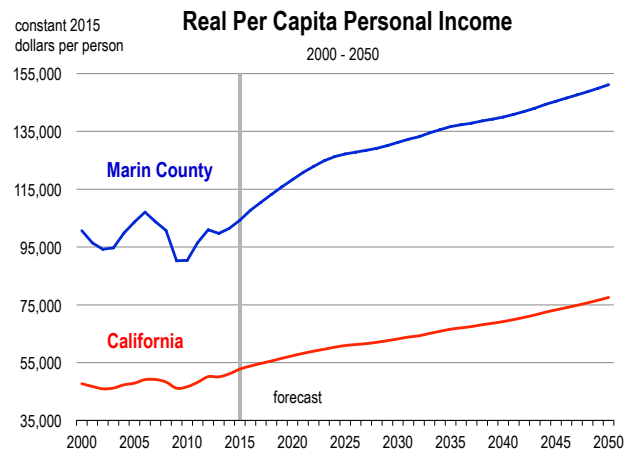
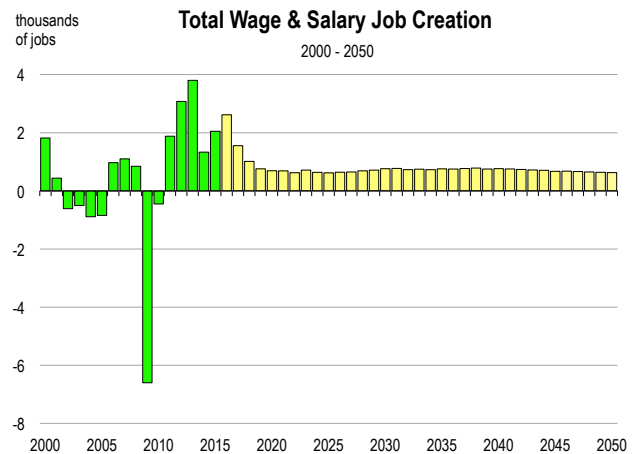
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Marin County, 2,100 jobs were created, representing a growth rate of 1.8 percent. The unemployment rate improved substantially, falling from 4.3 percent in 2014 to 3.5 percent in 2015.

In 2015, the largest employment gains were observed in education and healthcare (+510 jobs), manufacturing (+500 jobs), and professional and business services (+490 jobs). The largest losses were observed in financial activities (-460 jobs).

Between 2010 and 2015, the population increased at an annual average rate of 0.7 percent. Net migration was responsible for more than 70 percent of this increase, with an average of 1,200 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

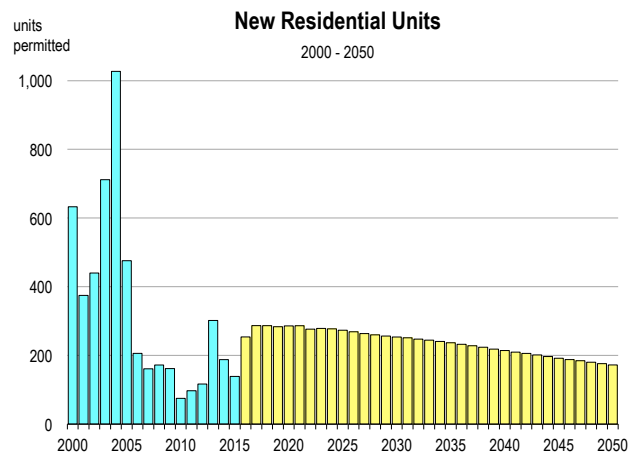
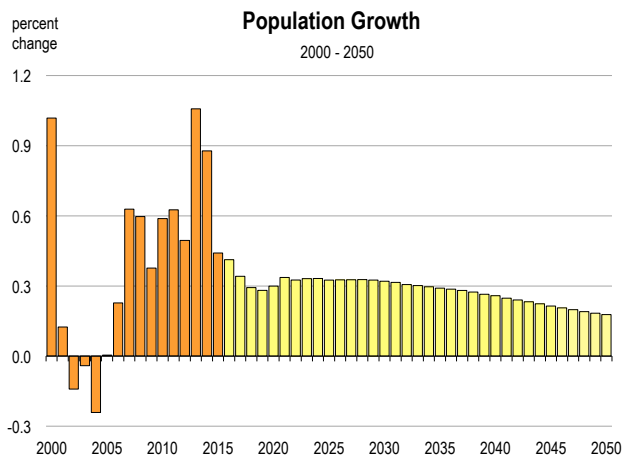
- In 2016, total employment is expected to increase by 2.3 percent. From 2016 to 2021, the annual growth rate is projected to average 0.8 percent.
- Average salaries are currently above the California average, and will remain so over the foreseeable future. In Marin County, inflation-adjusted salaries are forecasted to rise by an average of 1.1 percent per year between 2016 and 2021.
- The principal engines of employment growth will be education and healthcare, leisure and hospitality, and professional services. Together, these industries will account for more than 100 percent of net job creation in the county between 2016 and 2021. Most additional sectors will grow very slowly, but the financial activities industry will contract by more than 4 percent per year, shedding 1,200 jobs.
- The population will grow at an average rate of 0.3 percent per year from 2016 to 2021.
- Over the next five years, net migration is expected to be positive but low. Between 2016 and 2021, an average of 350 net migrants will enter the county each year, accounting for almost 40 percent of total population growth.
- Real per capita income will rise by 3.3 percent in 2016. During the 2016-2021 period, real per capita income is expected to increase by 2.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.9 percent per year between 2016 and 2021.
- Industrial production is expected to increase by 5.6 percent in 2016. From 2016 to 2021, industrial production is projected to grow at an average rate of 1.9 percent per year.



# Marin County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

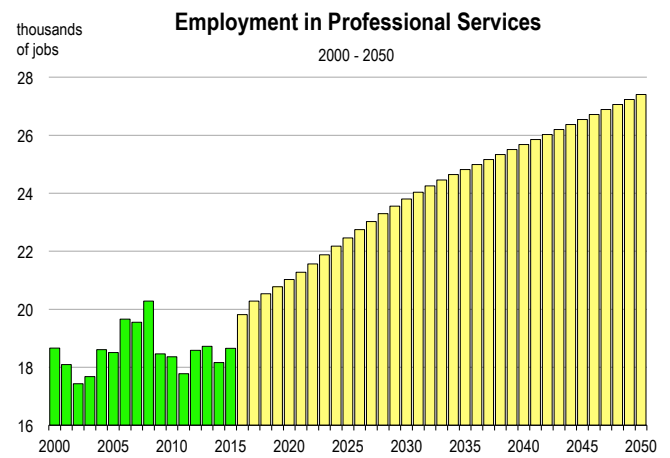
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	252,708	743	240	103.2	75	\$3.8	\$20.1	\$90,409	1.3	63.9	756	7.9
2011	254,288	1,026	236	103.3	97	\$4.0	\$22.2	\$96,528	2.7	86.2	707	7.2
2012	255,546	803	236	103.3	117	\$4.3	\$23.9	\$100,956	2.7	86.7	778	6.3
2013	258,248	2,263	241	103.5	302	\$4.7	\$24.4	\$99,733	2.3	89.0	835	5.2
2014	260,514	1,704	243	103.5	188	\$4.9	\$25.8	\$101,465	2.8	103.6	961	4.3
2015	261,663	568	246	103.7	139	\$5.1	\$27.3	\$104,277	2.6	95.9	1,067	3.5
2016	262,742	545	248	103.8	254	\$5.3	\$29.0	\$107,719	2.5	98.0	1,127	3.2
2017	263,639	372	249	104.0	287	\$5.6	\$30.9	\$110,463	3.6	100.1	1,136	3.1
2018	264,412	257	250	104.2	287	\$5.8	\$32.9	\$113,212	3.5	102.0	1,143	3.1
2019	265,155	234	251	104.4	284	\$6.0	\$34.6	\$115,837	2.3	103.9	1,155	3.0
2020	265,949	289	251	104.6	286	\$6.2	\$36.2	\$118,311	2.3	106.0	1,167	3.0
2021	266,843	395	252	104.8	287	\$6.4	\$38.0	\$120,780	2.3	107.8	1,183	3.0
2022	267,712	371	253	105.1	277	\$6.6	\$39.6	\$122,854	2.3	109.7	1,200	3.0
2023	268,599	388	253	105.3	279	\$6.8	\$41.3	\$124,822	2.3	111.5	1,222	3.0
2024	269,490	390	254	105.5	277	\$7.0	\$43.0	\$126,263	2.6	113.3	1,237	3.0
2025	270,366	371	255	105.7	273	\$7.2	\$44.7	\$127,226	2.8	115.0	1,254	3.0
2026	271,248	371	255	105.9	269	\$7.5	\$46.4	\$127,850	2.9	116.7	1,272	3.0
2027	272,134	369	256	106.1	264	\$7.7	\$48.1	\$128,417	2.9	118.4	1,293	3.0
2028	273,025	367	256	106.3	260	\$8.0	\$49.8	\$129,163	2.7	120.1	1,316	3.0
2029	273,912	353	257	106.5	256	\$8.3	\$51.6	\$130,109	2.5	121.7	1,342	3.0
2030	274,790	330	258	106.7	254	\$8.6	\$53.4	\$131,155	2.4	123.3	1,372	3.0
2031	275,656	304	258	106.9	251	\$8.9	\$55.3	\$132,311	2.3	124.9	1,402	2.9
2032	276,500	266	259	107.1	248	\$9.2	\$57.2	\$133,166	2.5	126.5	1,434	2.9
2033	277,334	241	260	107.3	245	\$9.6	\$59.2	\$134,451	2.1	128.0	1,466	2.9
2034	278,156	215	260	107.5	241	\$9.9	\$61.2	\$135,581	2.3	129.6	1,499	2.9
2035	278,965	188	261	107.7	237	\$10.3	\$63.4	\$136,659	2.4	131.1	1,533	2.9
2036	279,764	165	262	107.9	232	\$10.7	\$65.7	\$137,303	2.8	132.7	1,568	2.9
2037	280,549	144	262	108.1	228	\$11.0	\$68.0	\$137,865	2.9	134.2	1,603	2.9
2038	281,318	121	263	108.2	224	\$11.4	\$70.4	\$138,671	2.7	135.8	1,640	2.9
2039	282,062	93	264	108.4	218	\$11.8	\$73.0	\$139,279	2.9	137.3	1,677	2.9
2040	282,791	76	264	108.6	214	\$12.1	\$75.6	\$139,974	2.8	138.9	1,715	2.9
2041	283,492	48	265	108.7	210	\$12.5	\$78.2	\$140,877	2.6	140.4	1,755	2.9
2042	284,172	28	266	108.9	206	\$12.9	\$80.9	\$141,886	2.5	142.0	1,795	2.9
2043	284,833	5	266	109.1	201	\$13.3	\$83.7	\$142,995	2.4	143.6	1,836	2.9
2044	285,470	-18	267	109.2	197	\$13.6	\$86.6	\$144,325	2.2	145.1	1,878	2.9
2045	286,081	-42	267	109.4	192	\$14.0	\$89.5	\$145,426	2.4	146.7	1,921	2.9
2046	286,672	-61	268	109.5	188	\$14.4	\$92.4	\$146,513	2.3	148.3	1,965	2.9
2047	287,241	-80	269	109.7	185	\$14.8	\$95.7	\$147,606	2.6	149.9	2,011	2.9
2048	287,787	-101	269	109.8	180	\$15.2	\$99.2	\$148,745	2.6	151.5	2,057	2.9
2049	288,315	-118	270	109.9	176	\$15.7	\$102.8	\$149,930	2.7	153.1	2,105	2.9
2050	288,827	-137	270	110.1	172	\$16.2	\$106.8	\$151,159	2.9	154.8	2,154	2.9

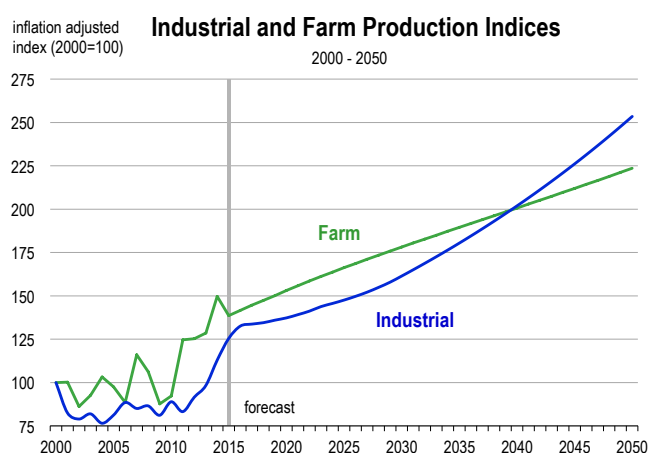
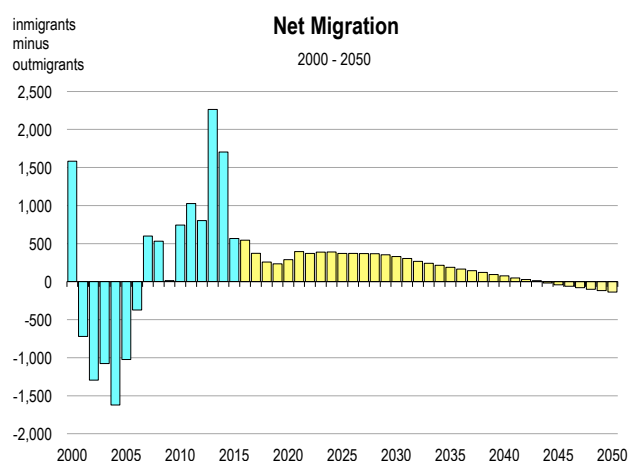
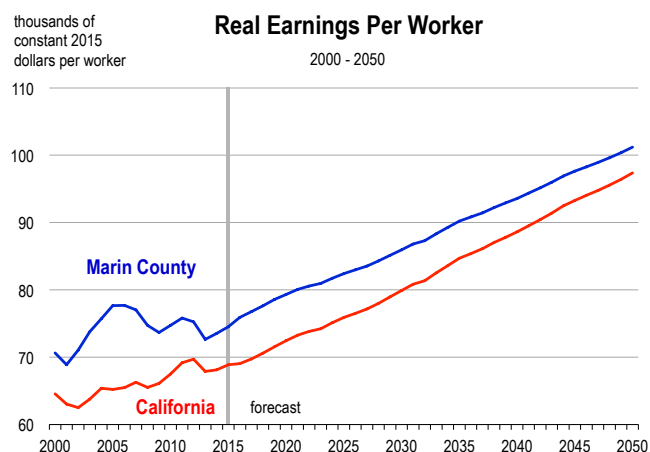
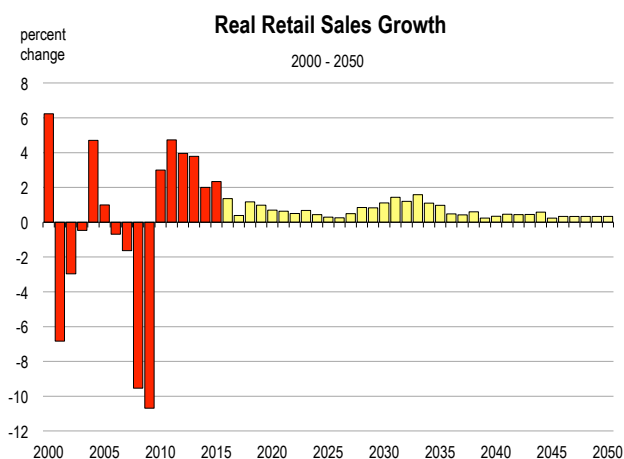


# Marin County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	101.2	0.45	4.7	2.1	1.1	15.8	6.9	18.4	2.1	17.3	12.2	15.0
2011	103.1	0.42	4.9	2.2	1.1	15.8	7.0	17.8	2.6	17.8	12.7	16.0
2012	106.2	0.40	5.2	2.4	1.1	16.2	7.2	18.6	2.8	18.5	13.2	15.5
2013	110.0	0.38	5.7	2.9	1.2	16.6	7.3	18.7	2.8	19.4	14.4	15.4
2014	111.3	0.38	6.1	3.5	1.3	17.1	6.8	18.2	2.6	19.7	15.1	15.4
2015	113.3	0.33	6.5	4.0	1.2	17.2	6.4	18.7	2.6	20.2	15.4	15.7
2016	116.0	0.33	6.3	4.2	1.2	17.5	6.2	19.8	2.6	20.8	15.8	15.8
2017	117.5	0.33	6.4	4.1	1.2	17.7	6.0	20.3	2.7	21.4	16.2	15.9
2018	118.5	0.33	6.3	4.1	1.2	17.8	5.7	20.5	2.8	21.9	16.4	16.0
2019	119.3	0.33	6.3	4.1	1.2	17.8	5.5	20.8	2.8	22.5	16.5	16.0
2020	120.0	0.33	6.3	4.1	1.2	17.8	5.2	21.0	2.8	23.0	16.6	16.1
2021	120.7	0.33	6.3	4.0	1.2	17.9	5.0	21.3	2.9	23.4	16.6	16.2
2022	121.3	0.33	6.2	4.0	1.2	17.9	4.8	21.6	2.9	23.9	16.6	16.2
2023	122.0	0.33	6.3	4.0	1.2	17.9	4.7	21.9	2.9	24.2	16.7	16.3
2024	122.6	0.33	6.3	4.0	1.2	18.0	4.5	22.2	3.0	24.6	16.7	16.3
2025	123.3	0.33	6.2	4.0	1.2	18.0	4.4	22.5	3.0	24.9	16.7	16.4
2026	123.9	0.33	6.2	4.0	1.2	18.0	4.3	22.7	3.0	25.2	16.8	16.4
2027	124.6	0.33	6.2	4.0	1.2	18.1	4.2	23.0	3.1	25.4	16.8	16.4
2028	125.2	0.33	6.1	4.0	1.2	18.1	4.1	23.3	3.1	25.7	16.9	16.5
2029	126.0	0.33	6.1	4.0	1.2	18.2	4.0	23.6	3.1	25.9	17.1	16.5
2030	126.7	0.33	6.1	4.0	1.2	18.2	4.0	23.8	3.2	26.2	17.2	16.6
2031	127.5	0.33	6.1	4.0	1.2	18.3	4.0	24.0	3.2	26.4	17.3	16.6
2032	128.2	0.33	6.1	4.0	1.3	18.3	3.9	24.3	3.2	26.7	17.5	16.7
2033	129.0	0.33	6.1	4.0	1.3	18.3	3.9	24.5	3.3	26.9	17.6	16.7
2034	129.7	0.33	6.1	4.0	1.3	18.3	4.0	24.6	3.3	27.2	17.8	16.8
2035	130.5	0.33	6.0	4.0	1.3	18.4	4.0	24.8	3.3	27.4	17.9	16.8
2036	131.2	0.33	6.0	4.0	1.3	18.4	4.0	25.0	3.4	27.7	18.1	16.8
2037	132.0	0.33	6.0	4.0	1.3	18.4	4.1	25.2	3.4	27.9	18.2	16.9
2038	132.8	0.33	6.0	4.0	1.3	18.4	4.2	25.3	3.4	28.2	18.4	16.9
2039	133.5	0.33	6.0	4.0	1.3	18.4	4.3	25.5	3.5	28.4	18.5	17.0
2040	134.3	0.33	6.0	4.0	1.3	18.5	4.4	25.7	3.5	28.6	18.7	17.0
2041	135.0	0.33	5.9	4.0	1.3	18.5	4.5	25.9	3.5	28.7	18.8	17.1
2042	135.8	0.33	5.9	4.0	1.3	18.6	4.6	26.0	3.6	28.8	18.9	17.1
2043	136.5	0.33	5.9	4.0	1.3	18.6	4.8	26.2	3.6	28.9	19.1	17.2
2044	137.2	0.33	5.9	4.0	1.3	18.6	4.9	26.4	3.7	29.0	19.2	17.2
2045	137.9	0.33	5.9	4.0	1.3	18.7	5.1	26.5	3.7	29.1	19.4	17.2
2046	138.6	0.33	5.8	4.0	1.3	18.7	5.3	26.7	3.7	29.1	19.5	17.3
2047	139.2	0.33	5.8	4.0	1.3	18.7	5.5	26.9	3.8	29.1	19.7	17.3
2048	139.9	0.33	5.8	4.0	1.3	18.8	5.7	27.1	3.8	29.0	19.8	17.4
2049	140.5	0.33	5.8	4.1	1.3	18.8	6.0	27.2	3.8	28.9	20.0	17.4
2050	141.1	0.33	5.7	4.1	1.4	18.8	6.2	27.4	3.9	28.8	20.1	17.5





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	3.9%
Expected job growth:	4.1%
Fastest growing jobs sector:	Education and Health
Expected personal income growth:	13.9%

Expected population growth:	1.6%
Net migration to account for:	37.7%
Expected growth in number of vehicles:	1.8%

### Demographics (2016)

Unemployment rate (April 2016):	3.1%
County rank* in California (58 counties):	2nd
Working age (16-64) population:	62.0%

Population with B.A. or higher:	55.0%
Median home selling price (2015):	\$865,000
Median household income:	\$100,165

### Quality of Life

Violent crime rate (2014):	160 per 100,000 persons
County rank* in California (58 counties):	2nd
Average commute time to work (2016):	32.0 minutes

High School drop out rate (2015):	3.6%
Households at/below poverty line (2016):	4.8%

\* The county ranked 1st corresponds to the lowest rate in California

# MARIPOSA COUNTY ECONOMIC FORECAST

Mariposa County is located in the western foothills of the Sierra Nevada Mountains, in the center of California. Yosemite National Park is located in Mariposa County, and with approximately 4 million people visiting each year, Yosemite is a critical part of the county's economy. Mariposa County has a population of 18,100 people and a total of 5,500 wage and salary jobs. The income per capita is \$43,240, and the average salary per worker is \$43,946.

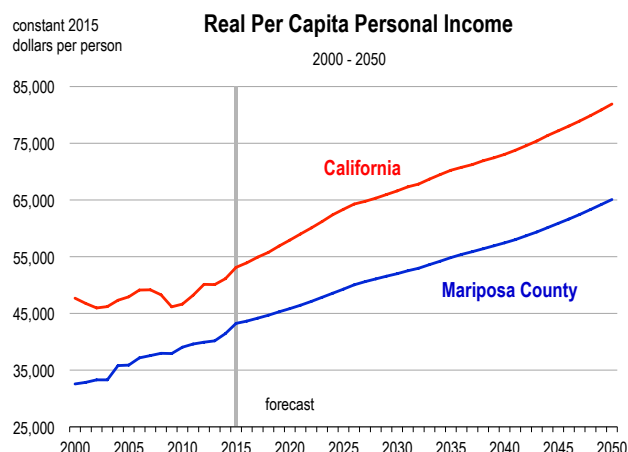
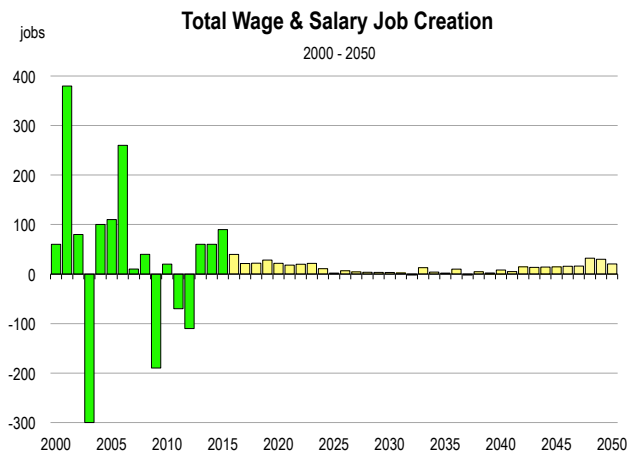
In 2015, a total of 90 wage and salary jobs were created in Mariposa County, representing a growth rate of 1.7 percent. The unemployment rate improved substantially, falling from 8.9 percent in 2014 to 7.3 percent in 2015.

The county's principal employment sectors are government and leisure services, which account for a combined total of 74 percent of wage and salary jobs. In 2015, the government sector (state, local, and federal government departments) was flat, but the leisure services sector gained 60 jobs. In most other industries, employment totals were relatively unchanged.

Between 2010 and 2015, the population in Mariposa County declined at an average rate of 0.1 percent per year. The region gained an average of 10 residents per year through net migration, but lost 32 residents per year through the natural decrease (deaths outnumbering births). There has been a natural decrease for more than a decade, and this trend will persist over the forecast period.

## FORECAST HIGHLIGHTS

- In 2016, Mariposa County is expected to add approximately 40 jobs, representing a growth rate of 0.7 percent. Over the 2016-2021 period, job growth is expected to average 0.4 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the forecast period. In Mariposa County, inflation-adjusted salaries are expected to increase by an average of 1.5 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest numbers of new jobs will be created in government, education and healthcare, and leisure services. These sectors will account for 71 percent of net job creation in the county.
- Over the 2016-2021 period, the population is expected to decline slightly.
- Between 2016 and 2021, an average of 35 net migrants will enter the county each year.

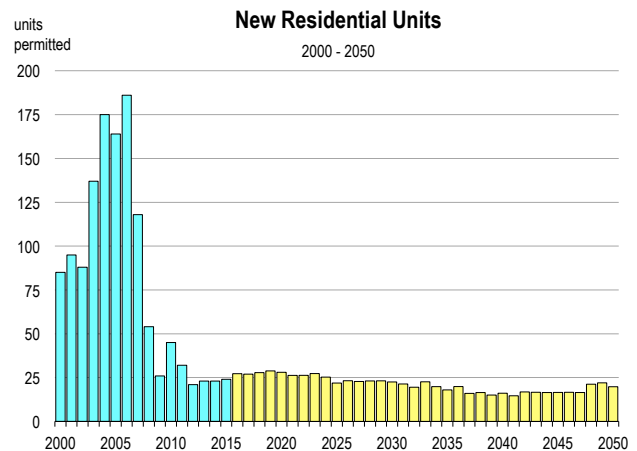
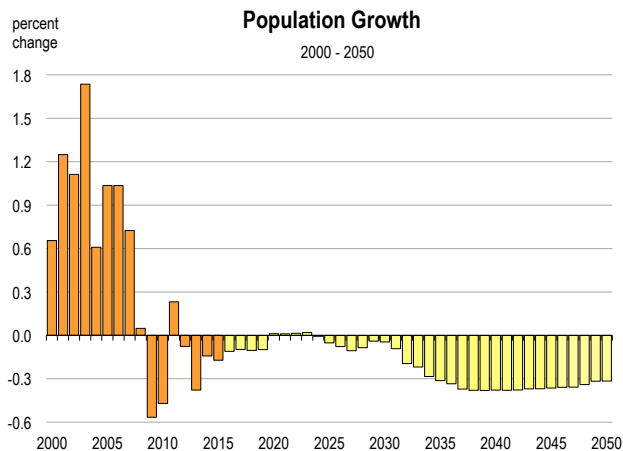


- Real per capita income is expected to rise by 0.9 percent in 2016. From 2016 to 2021, the growth rate of real per capita income will average 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to rise by an annual average rate of 1.0 percent over the next five years.
- Industrial production is expected to increase by 0.4 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 2.3 percent per year.

# Mariposa County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	18,195	-78	28.2	7.7	45	\$164	\$0.65	\$39,032	1.3	30.0	45.2	13.0
2011	18,237	50	27.9	7.7	32	\$174	\$0.67	\$39,612	2.7	33.9	41.8	13.3
2012	18,223	0	27.4	7.8	21	\$180	\$0.69	\$39,928	2.7	36.0	43.6	12.4
2013	18,154	0	28.1	7.8	23	\$177	\$0.71	\$40,184	2.3	34.4	47.9	10.6
2014	18,128	0	28.2	7.8	23	\$186	\$0.74	\$41,458	2.8	43.9	46.5	8.9
2015	18,097	0	28.5	7.9	24	\$194	\$0.78	\$43,240	2.6	45.4	51.9	7.3
2016	18,077	22	28.6	7.9	27	\$201	\$0.81	\$43,645	2.7	47.2	52.1	6.7
2017	18,059	27	28.5	8.0	27	\$210	\$0.84	\$44,177	3.4	48.7	53.1	6.4
2018	18,041	27	28.5	8.0	28	\$218	\$0.88	\$44,669	3.4	50.0	55.0	6.5
2019	18,023	28	28.6	8.0	29	\$227	\$0.92	\$45,272	3.0	51.0	56.0	6.5
2020	18,025	48	28.6	8.1	28	\$236	\$0.96	\$45,841	3.0	51.9	57.1	6.6
2021	18,027	48	28.8	8.1	26	\$245	\$0.99	\$46,442	2.9	52.7	58.5	6.5
2022	18,029	49	28.9	8.1	26	\$254	\$1.04	\$47,106	2.9	53.4	59.7	6.5
2023	18,033	50	29.0	8.1	27	\$264	\$1.08	\$47,832	2.8	54.0	61.0	6.4
2024	18,032	46	29.1	8.2	25	\$274	\$1.12	\$48,578	2.6	54.5	62.0	6.4
2025	18,022	40	29.1	8.2	22	\$285	\$1.17	\$49,301	2.5	55.0	63.0	6.3
2026	18,008	37	29.1	8.2	23	\$295	\$1.21	\$50,029	2.5	55.4	64.4	6.2
2027	17,989	33	29.1	8.2	23	\$305	\$1.25	\$50,588	2.9	55.7	66.1	6.2
2028	17,974	38	29.1	8.3	23	\$315	\$1.30	\$51,081	2.7	56.0	68.0	6.2
2029	17,967	49	29.2	8.3	23	\$325	\$1.34	\$51,546	2.5	56.3	70.1	6.2
2030	17,959	50	29.2	8.3	23	\$335	\$1.38	\$52,012	2.4	56.6	72.1	6.2
2031	17,942	45	29.3	8.3	21	\$345	\$1.42	\$52,508	2.3	56.8	74.2	6.2
2032	17,907	29	29.3	8.3	20	\$356	\$1.46	\$52,979	2.5	57.0	76.4	6.2
2033	17,868	27	29.4	8.3	23	\$368	\$1.51	\$53,605	2.1	57.2	78.6	6.2
2034	17,817	17	29.5	8.4	20	\$379	\$1.55	\$54,221	2.3	57.4	80.9	6.2
2035	17,762	14	29.6	8.4	18	\$391	\$1.60	\$54,826	2.4	57.6	83.3	6.2
2036	17,702	11	29.7	8.4	20	\$403	\$1.65	\$55,391	2.8	57.8	85.7	6.1
2037	17,636	6	29.8	8.4	16	\$415	\$1.70	\$55,871	2.9	58.0	88.2	6.2
2038	17,569	5	29.9	8.4	16	\$427	\$1.76	\$56,413	2.7	58.1	90.7	6.1
2039	17,503	6	29.9	8.4	15	\$440	\$1.81	\$56,912	2.9	58.3	93.4	6.1
2040	17,436	7	30.0	8.5	16	\$453	\$1.87	\$57,448	2.8	58.5	96.1	6.1
2041	17,370	8	30.1	8.5	15	\$466	\$1.93	\$58,017	2.6	58.6	98.9	6.1
2042	17,305	9	30.1	8.5	17	\$479	\$1.99	\$58,674	2.5	58.8	101.7	6.1
2043	17,241	11	30.2	8.5	17	\$492	\$2.05	\$59,364	2.4	58.9	104.6	6.1
2044	17,177	11	30.3	8.5	16	\$505	\$2.11	\$60,127	2.2	59.1	107.7	6.1
2045	17,115	12	30.4	8.5	17	\$519	\$2.17	\$60,872	2.4	59.3	110.8	6.1
2046	17,053	13	30.5	8.5	17	\$533	\$2.24	\$61,642	2.3	59.4	114.0	6.1
2047	16,992	14	30.6	8.5	17	\$548	\$2.30	\$62,428	2.3	59.6	117.2	6.1
2048	16,934	16	30.8	8.6	21	\$563	\$2.38	\$63,312	2.3	59.7	120.6	6.1
2049	16,881	18	30.9	8.6	22	\$579	\$2.45	\$64,205	2.3	59.9	124.1	6.1
2050	16,827	17	31.1	8.6	20	\$596	\$2.53	\$65,082	2.3	60.0	127.6	6.1

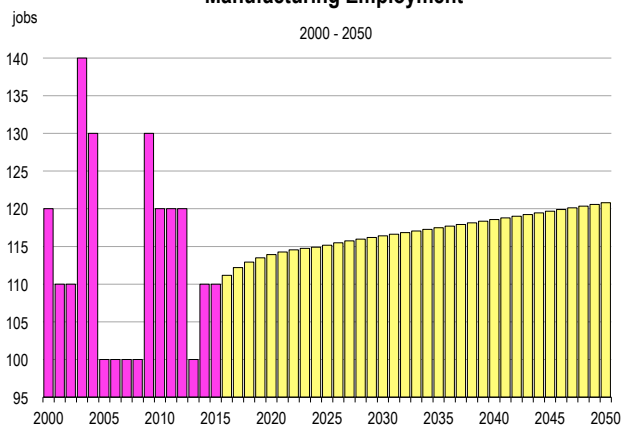


# Mariposa County Employment Forecast

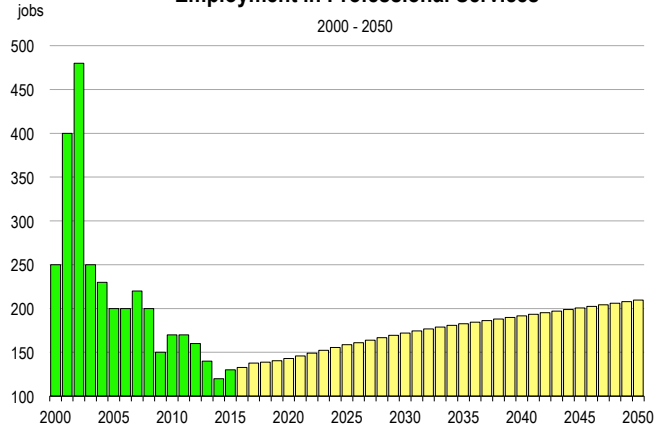
## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	5.44	0.02	0.11	0.12	0.05	0.28	0.00	0.17	0.00	0.24	2.13	2.19
2011	5.37	0.02	0.11	0.12	0.04	0.29	0.00	0.17	0.00	0.24	2.08	2.15
2012	5.26	0.02	0.12	0.12	0.04	0.29	0.00	0.16	0.00	0.28	1.99	2.06
2013	5.32	0.02	0.13	0.10	0.04	0.31	0.00	0.14	0.00	0.37	2.01	1.96
2014	5.38	0.02	0.14	0.11	0.04	0.35	0.00	0.12	0.00	0.38	2.03	1.95
2015	5.47	0.02	0.16	0.11	0.04	0.35	0.00	0.13	0.00	0.39	2.09	1.95
2016	5.51	0.02	0.17	0.11	0.04	0.35	0.00	0.13	0.00	0.40	2.10	1.94
2017	5.53	0.02	0.17	0.11	0.04	0.35	0.00	0.14	0.00	0.40	2.11	1.94
2018	5.55	0.02	0.18	0.11	0.05	0.35	0.00	0.14	0.00	0.41	2.12	1.94
2019	5.58	0.03	0.18	0.11	0.05	0.35	0.00	0.14	0.00	0.41	2.13	1.95
2020	5.60	0.03	0.18	0.11	0.05	0.35	0.00	0.14	0.00	0.41	2.13	1.96
2021	5.62	0.03	0.18	0.11	0.05	0.35	0.00	0.15	0.00	0.42	2.14	1.97
2022	5.64	0.03	0.18	0.11	0.05	0.35	0.00	0.15	0.00	0.42	2.14	1.98
2023	5.66	0.03	0.18	0.11	0.05	0.35	0.00	0.15	0.00	0.42	2.15	1.98
2024	5.67	0.03	0.17	0.11	0.05	0.36	0.00	0.16	0.00	0.43	2.15	1.99
2025	5.68	0.03	0.17	0.12	0.05	0.36	0.00	0.16	0.00	0.43	2.14	1.99
2026	5.68	0.03	0.17	0.12	0.05	0.36	0.00	0.16	0.00	0.43	2.14	1.99
2027	5.69	0.03	0.17	0.12	0.05	0.36	0.00	0.16	0.00	0.44	2.13	1.99
2028	5.69	0.03	0.17	0.12	0.05	0.36	0.00	0.17	0.00	0.44	2.13	1.99
2029	5.69	0.03	0.17	0.12	0.06	0.36	0.00	0.17	0.00	0.45	2.13	1.98
2030	5.70	0.03	0.17	0.12	0.06	0.36	0.00	0.17	0.00	0.45	2.13	1.98
2031	5.70	0.03	0.17	0.12	0.06	0.36	0.00	0.17	0.00	0.45	2.13	1.97
2032	5.70	0.03	0.17	0.12	0.06	0.36	0.00	0.18	0.00	0.46	2.12	1.97
2033	5.71	0.03	0.17	0.12	0.06	0.36	0.00	0.18	0.00	0.46	2.13	1.96
2034	5.72	0.03	0.17	0.12	0.06	0.36	0.00	0.18	0.00	0.46	2.13	1.96
2035	5.72	0.03	0.17	0.12	0.07	0.36	0.00	0.18	0.00	0.47	2.13	1.95
2036	5.73	0.03	0.17	0.12	0.07	0.36	0.00	0.18	0.00	0.47	2.14	1.95
2037	5.73	0.03	0.16	0.12	0.07	0.37	0.00	0.19	0.00	0.47	2.14	1.94
2038	5.73	0.03	0.16	0.12	0.07	0.37	0.00	0.19	0.00	0.48	2.14	1.94
2039	5.73	0.03	0.16	0.12	0.07	0.37	0.00	0.19	0.00	0.48	2.14	1.93
2040	5.74	0.03	0.16	0.12	0.08	0.37	0.00	0.19	0.00	0.49	2.14	1.93
2041	5.75	0.03	0.16	0.12	0.08	0.37	0.00	0.19	0.00	0.49	2.14	1.93
2042	5.76	0.03	0.16	0.12	0.08	0.37	0.00	0.20	0.00	0.49	2.14	1.93
2043	5.77	0.03	0.16	0.12	0.08	0.37	0.00	0.20	0.00	0.50	2.15	1.93
2044	5.79	0.03	0.16	0.12	0.08	0.37	0.00	0.20	0.00	0.50	2.15	1.93
2045	5.80	0.03	0.16	0.12	0.08	0.38	0.00	0.20	0.00	0.50	2.15	1.93
2046	5.82	0.03	0.16	0.12	0.09	0.38	0.00	0.20	0.00	0.50	2.16	1.94
2047	5.83	0.03	0.16	0.12	0.09	0.38	0.00	0.20	0.00	0.51	2.16	1.94
2048	5.87	0.04	0.17	0.12	0.09	0.39	0.00	0.21	0.00	0.51	2.17	1.94
2049	5.90	0.04	0.17	0.12	0.09	0.39	0.00	0.21	0.00	0.51	2.18	1.95
2050	5.92	0.04	0.17	0.12	0.09	0.39	0.00	0.21	0.00	0.52	2.19	1.95

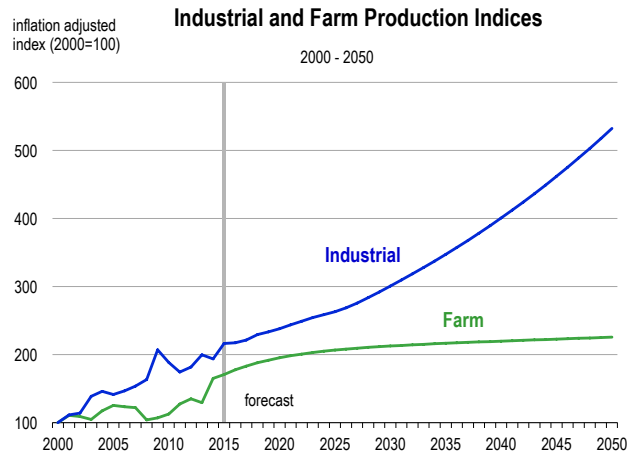
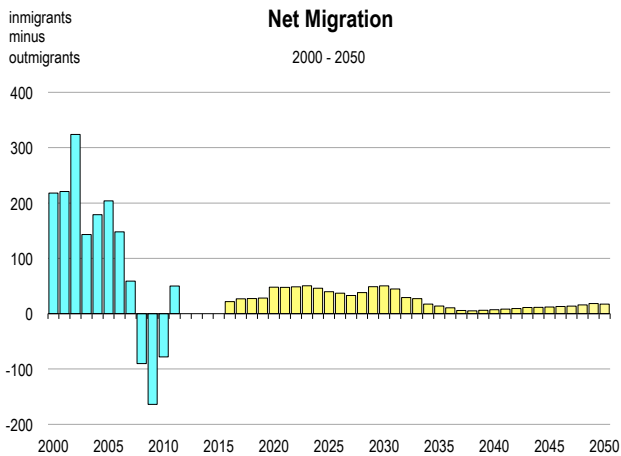
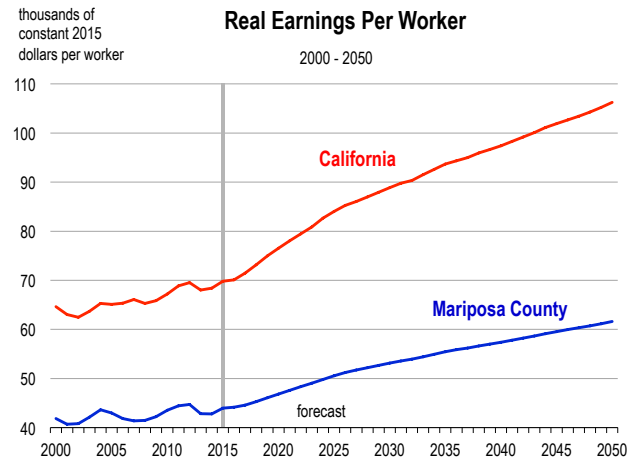
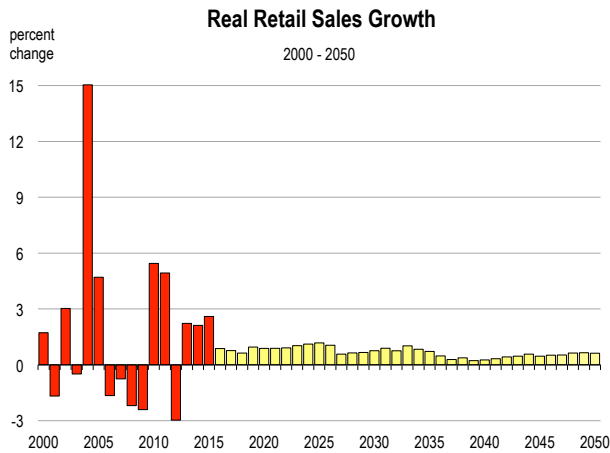
**Manufacturing Employment**



**Employment in Professional Services**







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.2%
Expected job growth:	2.0%
Fastest growing jobs sector:	Agriculture
Expected personal income growth:	6.1%

Expected population growth:	-0.3%
Net migration to account for:	N/A
Expected growth in number of vehicles:	0.6%

### Demographics (2016)

Unemployment rate (April 2016):	7.0%
County rank* in California (58 counties):	34th
Working age (16-64) population:	60.8%

Population with B.A. degree or higher:	21.3%
Median home selling price (2015):	205,000
Median household income:	\$51,517

### Quality of Life

Violent crime rate (2014):	392 per 100,000 persons
County rank* in California (58 counties):	32nd
Average commute time to work (2016):	33.0 minutes

High school drop out rate (2015):	6.2%
Households at/below poverty line (2016):	10.1%

\* The county ranked 1st corresponds to the lowest rate in California

# MENDOCINO COUNTY ECONOMIC FORECAST

Mendocino County is located on the coast of Northern California. The county is noted for its distinctive Pacific Ocean coastline, Redwood forests, and wine production. Redwood Valley is the principal wine-growing region in the county. Lake Mendocino is the largest recreational area, offering year-round boating, fishing, water skiing, and hiking.

Mendocino County has a population of 88,400 people and a total of 32,000 wage and salary jobs. The per capita income in Mendocino County is \$41,547, and the average salary per worker is \$44,314.

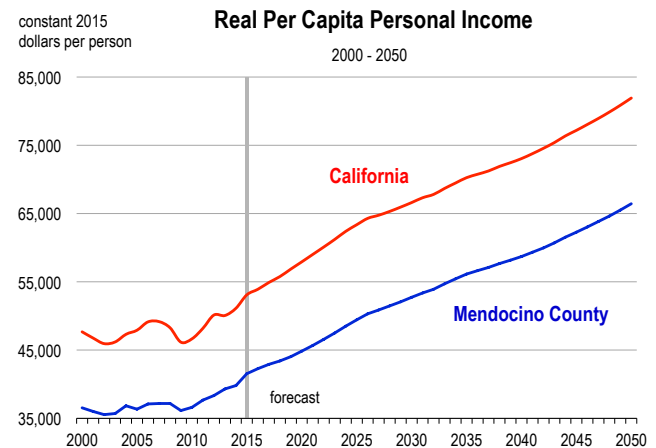
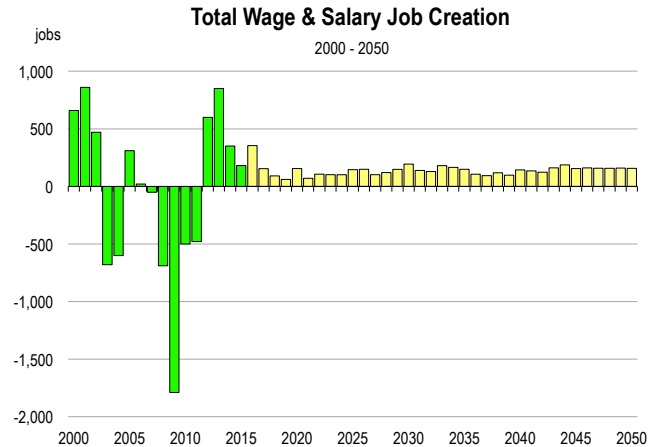
In 2015, Mendocino County gained 180 wage and salary jobs, representing an increase of 0.6 percent. The unemployment rate improved substantially, dropping from 7.0 percent in 2014 to 5.9 percent in 2015.

Over the past year, the largest job gains were observed in wholesale and retail trade (+140 jobs) and government (+110 jobs). The largest losses were in education and healthcare (-80 jobs) and agriculture (-70 jobs).

Between 2010 and 2015, the population of Mendocino County increased at an annual average rate of 0.1 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

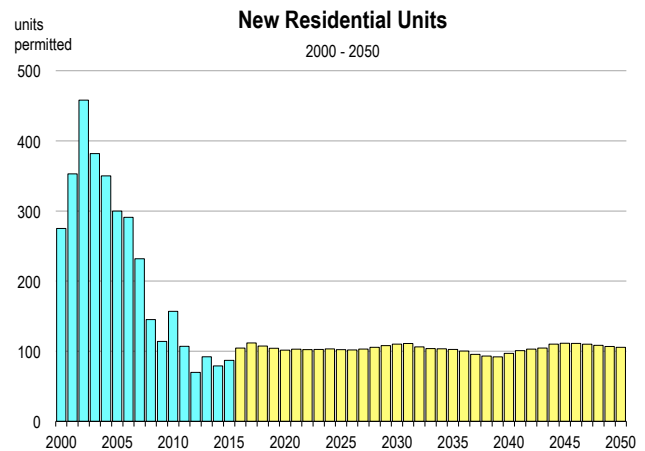
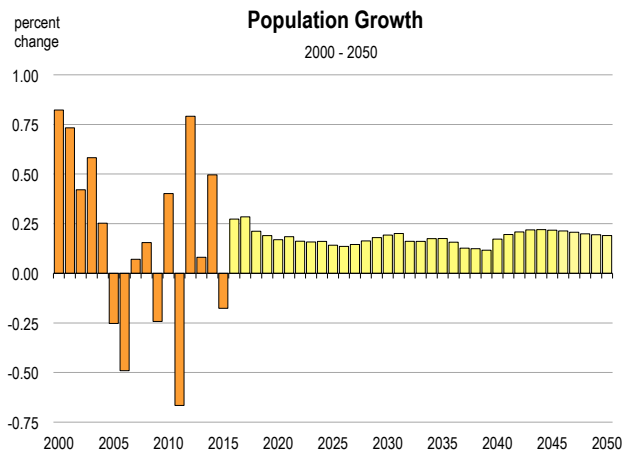
- In 2016, total wage and salary employment will expand by 1.1 percent. From 2016 to 2021, growth will average 0.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Mendocino County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year from 2016 to 2021.
- Between 2016 and 2021, the strongest employment growth will be observed in manufacturing, leisure and hospitality, education and healthcare, and wholesale and retail trade. Declines will be recorded in construction and government.
- In the coming years, the population of Mendocino County will increase slowly. Annual population growth in the 2016-2021 period will average 0.2 percent.
- Between 2016 and 2021, an average of 20 net migrants will enter the county each year.
- Real per capita income is forecasted to increase by 1.8 percent in 2016. Between 2016 and 2021, real per capita income is expected to increase at an average rate of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to increase by an average annual rate of 1.4 percent between 2016 and 2021.
- Between 2016 and 2021, the growth rate of industrial production will average 2.2 percent per year. Total crop production is expected to rise by 1.5 percent per year over the same time frame. The principal crop in the county is the wine grape.



# Mendocino County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	87,921	51	111.7	34.9	157	\$1.08	\$2.93	\$36,624	1.3	127.8	769.9	11.6
2011	87,336	-773	110.2	35.0	107	\$1.16	\$3.07	\$37,680	2.7	123.7	775.3	11.4
2012	88,027	371	108.9	35.2	70	\$1.22	\$3.22	\$38,332	2.7	152.0	875.7	10.1
2013	88,098	-154	111.6	35.3	92	\$1.30	\$3.35	\$39,299	2.3	161.8	890.1	8.4
2014	88,535	213	113.1	35.4	79	\$1.35	\$3.47	\$39,820	2.8	141.5	866.7	7.0
2015	88,379	-307	115.6	35.5	87	\$1.38	\$3.67	\$41,547	2.6	146.5	943.0	5.9
2016	88,620	59	116.3	35.6	105	\$1.45	\$3.84	\$42,288	2.7	153.1	965.1	4.5
2017	88,873	77	116.9	35.7	112	\$1.51	\$4.04	\$42,894	3.4	157.3	982.9	4.2
2018	89,061	21	117.4	35.7	107	\$1.58	\$4.23	\$43,409	3.4	160.1	1,014.1	4.4
2019	89,230	5	117.9	35.8	104	\$1.65	\$4.42	\$44,050	3.0	162.1	1,031.0	4.4
2020	89,381	-10	118.4	35.9	102	\$1.72	\$4.63	\$44,850	3.0	163.7	1,051.0	4.4
2021	89,546	9	118.8	35.9	103	\$1.79	\$4.86	\$45,669	2.9	164.9	1,073.5	4.3
2022	89,691	-1	119.2	36.0	102	\$1.87	\$5.10	\$46,575	2.9	166.0	1,093.8	4.3
2023	89,833	3	119.6	36.1	103	\$1.95	\$5.34	\$47,509	2.8	166.9	1,114.1	4.2
2024	89,977	9	119.9	36.1	103	\$2.03	\$5.60	\$48,504	2.6	167.8	1,131.6	4.1
2025	90,105	-2	120.2	36.2	102	\$2.12	\$5.85	\$49,440	2.5	168.7	1,152.0	4.0
2026	90,227	-3	120.5	36.2	102	\$2.20	\$6.09	\$50,296	2.5	169.6	1,177.2	3.8
2027	90,358	9	120.9	36.3	103	\$2.28	\$6.33	\$50,869	2.9	170.5	1,203.0	3.8
2028	90,506	27	121.2	36.4	106	\$2.36	\$6.58	\$51,464	2.7	171.4	1,230.9	3.8
2029	90,668	41	121.5	36.4	108	\$2.45	\$6.82	\$52,088	2.5	172.3	1,261.1	3.8
2030	90,843	54	121.8	36.5	110	\$2.54	\$7.08	\$52,739	2.4	173.2	1,292.0	3.8
2031	91,025	56	122.1	36.5	111	\$2.64	\$7.33	\$53,382	2.3	174.0	1,323.9	3.8
2032	91,172	12	122.4	36.6	106	\$2.74	\$7.58	\$53,910	2.5	174.9	1,356.0	3.8
2033	91,319	4	122.8	36.7	104	\$2.85	\$7.85	\$54,704	2.1	175.8	1,389.1	3.8
2034	91,478	7	123.1	36.7	103	\$2.96	\$8.14	\$55,432	2.3	176.6	1,423.7	3.8
2035	91,639	0	123.5	36.8	103	\$3.07	\$8.44	\$56,131	2.4	177.4	1,458.3	3.8
2036	91,782	-17	123.9	36.8	100	\$3.18	\$8.75	\$56,627	2.8	178.2	1,494.2	3.8
2037	91,899	-51	124.2	36.9	96	\$3.29	\$9.07	\$57,092	2.9	179.0	1,531.3	3.8
2038	92,013	-60	124.6	37.0	93	\$3.40	\$9.40	\$57,680	2.7	179.8	1,569.1	3.8
2039	92,120	-64	124.9	37.0	92	\$3.52	\$9.75	\$58,176	2.9	180.6	1,607.4	3.8
2040	92,279	-18	125.3	37.1	97	\$3.64	\$10.11	\$58,719	2.8	181.3	1,647.3	3.8
2041	92,459	2	125.6	37.1	101	\$3.75	\$10.49	\$59,333	2.6	182.1	1,688.1	3.8
2042	92,652	11	126.0	37.2	103	\$3.87	\$10.87	\$59,981	2.5	182.8	1,729.7	3.8
2043	92,855	18	126.4	37.3	105	\$3.99	\$11.26	\$60,698	2.4	183.5	1,773.1	3.8
2044	93,059	20	126.8	37.3	110	\$4.12	\$11.67	\$61,534	2.2	184.2	1,817.4	3.8
2045	93,261	16	127.2	37.4	111	\$4.24	\$12.10	\$62,258	2.4	184.9	1,862.9	3.8
2046	93,460	11	127.6	37.4	111	\$4.37	\$12.53	\$63,034	2.3	185.6	1,909.2	3.8
2047	93,654	2	128.0	37.5	110	\$4.50	\$12.98	\$63,824	2.3	186.3	1,956.8	3.8
2048	93,840	-9	128.5	37.6	108	\$4.64	\$13.45	\$64,652	2.3	186.9	2,005.1	3.8
2049	94,023	-19	128.9	37.6	107	\$4.78	\$13.95	\$65,519	2.3	187.6	2,054.8	3.7
2050	94,202	-25	129.3	37.7	106	\$4.93	\$14.46	\$66,421	2.3	188.2	2,105.4	3.7

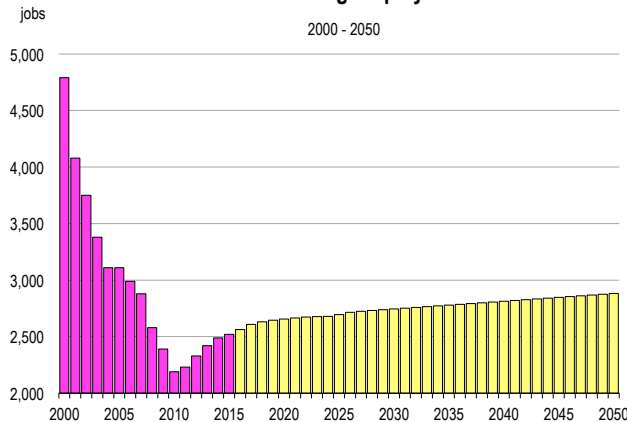


# Mendocino County Employment Forecast

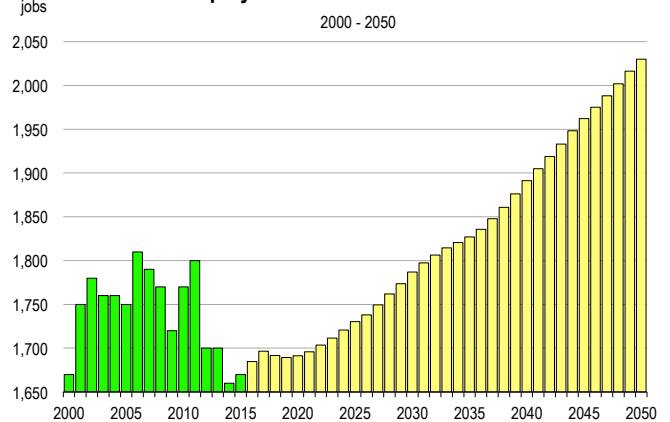
## 2010-2015 History, 2016-2050 Forecast

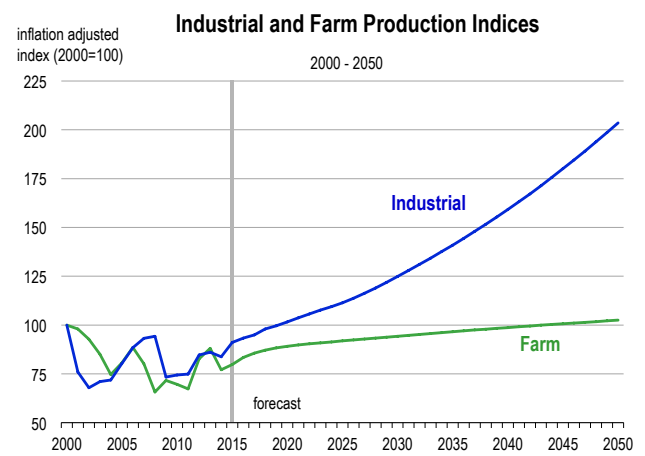
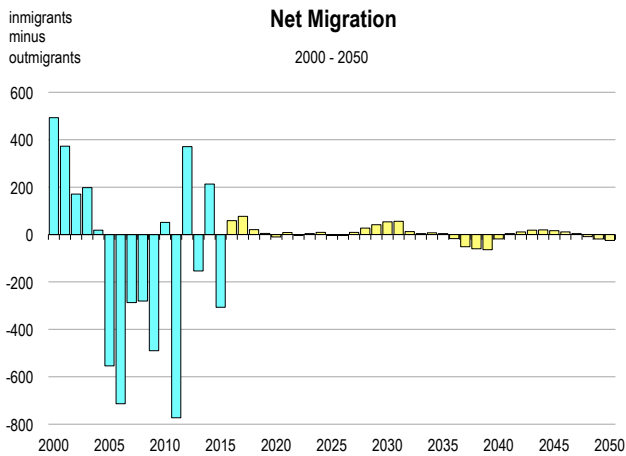
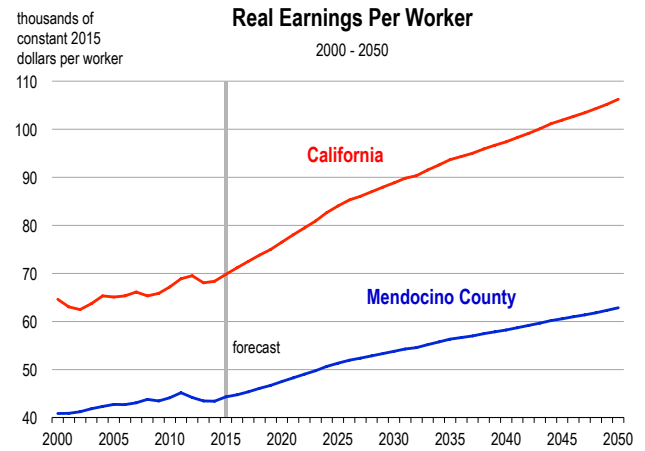
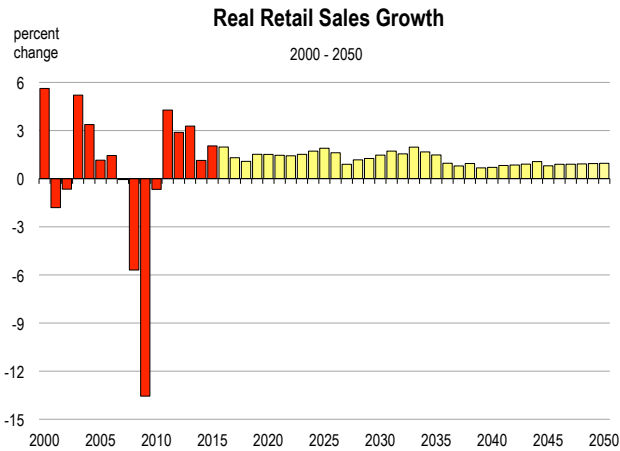
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	30.5	1.6	0.9	2.2	0.6	5.1	1.2	1.8	0.3	4.9	3.7	7.3
2011	30.0	1.5	0.9	2.2	0.6	5.0	1.1	1.8	0.3	4.9	3.6	7.1
2012	30.6	1.5	1.0	2.3	0.6	5.1	1.1	1.7	0.3	5.3	3.7	6.9
2013	31.4	1.5	1.0	2.4	0.7	5.2	1.0	1.7	0.3	5.5	4.2	7.0
2014	31.8	1.5	1.0	2.5	0.7	5.2	1.1	1.7	0.3	5.6	4.2	7.0
2015	32.0	1.5	1.0	2.5	0.7	5.4	1.0	1.7	0.3	5.5	4.3	7.1
2016	32.3	1.4	1.0	2.6	0.7	5.4	1.0	1.7	0.3	5.6	4.4	7.2
2017	32.5	1.4	1.0	2.6	0.7	5.4	1.0	1.7	0.3	5.6	4.4	7.2
2018	32.6	1.4	1.0	2.6	0.7	5.4	1.0	1.7	0.3	5.6	4.4	7.2
2019	32.6	1.4	1.0	2.6	0.7	5.5	1.0	1.7	0.3	5.6	4.5	7.2
2020	32.8	1.4	1.0	2.7	0.7	5.5	1.0	1.7	0.3	5.7	4.5	7.2
2021	32.8	1.4	1.0	2.7	0.7	5.5	1.1	1.7	0.3	5.7	4.6	7.2
2022	33.0	1.4	1.0	2.7	0.7	5.5	1.1	1.7	0.3	5.7	4.6	7.2
2023	33.1	1.5	1.0	2.7	0.7	5.5	1.1	1.7	0.3	5.7	4.7	7.2
2024	33.2	1.5	1.0	2.7	0.7	5.5	1.1	1.7	0.3	5.8	4.7	7.2
2025	33.3	1.5	1.0	2.7	0.7	5.6	1.1	1.7	0.3	5.8	4.7	7.2
2026	33.5	1.5	1.0	2.7	0.7	5.6	1.1	1.7	0.3	5.8	4.7	7.2
2027	33.6	1.5	1.0	2.7	0.7	5.6	1.1	1.7	0.3	5.8	4.7	7.3
2028	33.7	1.5	1.0	2.7	0.7	5.6	1.1	1.8	0.3	5.9	4.8	7.3
2029	33.8	1.5	1.0	2.7	0.7	5.6	1.1	1.8	0.3	5.9	4.8	7.3
2030	34.0	1.5	1.0	2.7	0.7	5.6	1.1	1.8	0.3	5.9	4.8	7.4
2031	34.2	1.5	1.0	2.8	0.7	5.6	1.1	1.8	0.3	6.0	4.8	7.4
2032	34.3	1.5	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.0	4.9	7.5
2033	34.5	1.5	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.0	4.9	7.6
2034	34.6	1.6	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.0	4.9	7.6
2035	34.8	1.6	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.1	4.9	7.7
2036	34.9	1.6	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.1	5.0	7.7
2037	35.0	1.6	1.0	2.8	0.7	5.7	1.1	1.8	0.3	6.1	5.0	7.7
2038	35.1	1.6	1.0	2.8	0.7	5.8	1.1	1.9	0.3	6.1	5.0	7.8
2039	35.2	1.6	1.0	2.8	0.7	5.8	1.1	1.9	0.3	6.2	5.0	7.8
2040	35.3	1.6	1.0	2.8	0.7	5.8	1.1	1.9	0.3	6.2	5.1	7.8
2041	35.5	1.6	1.0	2.8	0.7	5.8	1.1	1.9	0.3	6.2	5.1	7.8
2042	35.6	1.6	1.0	2.8	0.7	5.8	1.1	1.9	0.3	6.2	5.1	7.9
2043	35.8	1.6	1.0	2.8	0.8	5.8	1.1	1.9	0.3	6.3	5.2	7.9
2044	35.9	1.6	1.0	2.8	0.8	5.8	1.1	1.9	0.3	6.3	5.2	8.0
2045	36.1	1.6	1.0	2.8	0.8	5.8	1.1	2.0	0.3	6.3	5.2	8.1
2046	36.3	1.6	1.0	2.9	0.8	5.8	1.1	2.0	0.3	6.3	5.2	8.1
2047	36.4	1.6	1.0	2.9	0.8	5.8	1.1	2.0	0.3	6.4	5.3	8.2
2048	36.6	1.6	1.0	2.9	0.8	5.9	1.1	2.0	0.3	6.4	5.3	8.3
2049	36.7	1.7	1.0	2.9	0.8	5.9	1.0	2.0	0.3	6.4	5.3	8.3
2050	36.9	1.7	1.0	2.9	0.8	5.9	1.0	2.0	0.3	6.4	5.3	8.4

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.1%
Expected job growth:	1.7%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	9.1%

Expected population growth:	1.0%
Net migration to account for:	10.9%
Expected growth in number of vehicles:	2.2%

### Demographics (2016)

Unemployment rate (April 2016):	5.2%
County rank* in California (58 counties):	20th
Working age (16-64) population:	61.6%

Population with B.A. degree or higher:	24.3%
Median home selling price (2015):	\$295,000
Median household income:	\$45,141

### Quality of Life

Violent crime rate (2014):	569 per 100,000 persons
County rank* in California (58 counties):	53rd
Average commute time to work (2016):	20.0 minutes

High School drop out rate (2015):	8.7%
Households at/below poverty line (2016):	14.9%

\* The county ranked 1st corresponds to the lowest rate in California

# MERCED COUNTY ECONOMIC FORECAST

Merced County is located in the San Joaquin Valley and is home to the newest University of California campus, UC Merced. The campus opened in September 2005, and now has almost 7,000 students. Merced County has a population of 270,200 people and a total of 77,500 wage and salary jobs. The income per capita is \$33,852 and the average salary per worker is \$47,856.

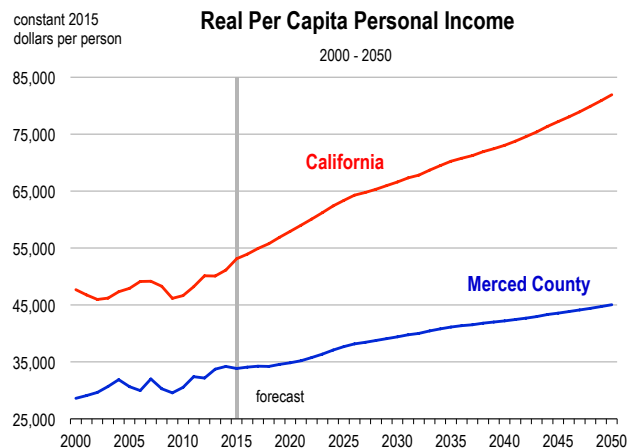
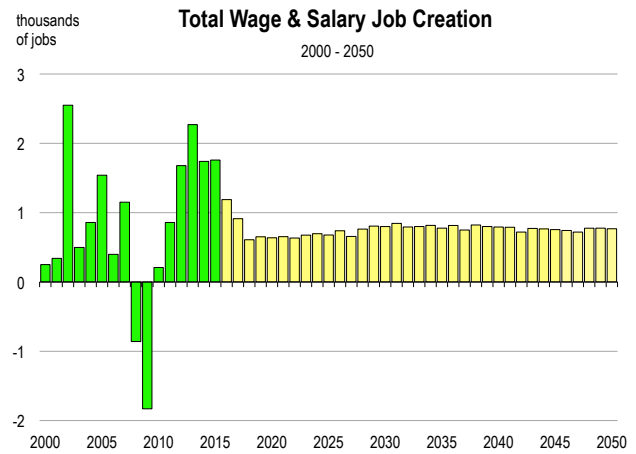
In 2015, employment across Northern California increased by 3.5 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.2 percent. Merced County gained 1,800 wage and salary jobs, representing an increase of 2.3 percent. Farm employment increased by 2.9 percent, while non-farm employment grew at a rate of 2.2 percent. Although still very high, the unemployment rate improved substantially, falling from 12.8 percent in 2014 to 11.4 percent in 2015.

Across employment sectors, the largest increases occurred in government (+600 jobs), agriculture (+400 jobs), education and healthcare (+330 jobs), and manufacturing (+280 jobs). The largest declines were observed in professional and business services (-80 jobs).

Between 2010 and 2015, the population of Merced County grew by 1.1 percent per year. This growth was due primarily to the natural increase (new births), as net migration was low.

## FORECAST HIGHLIGHTS

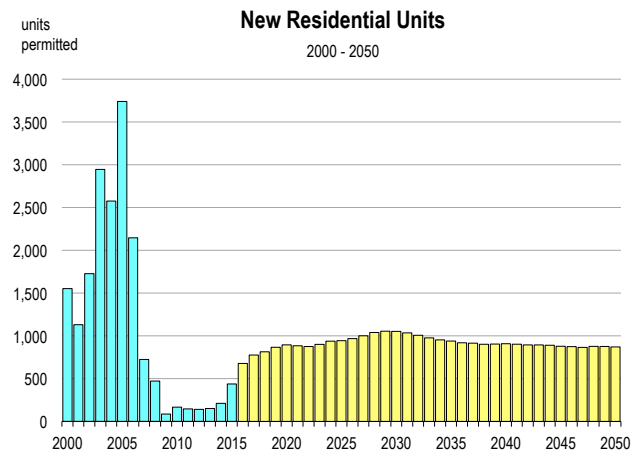
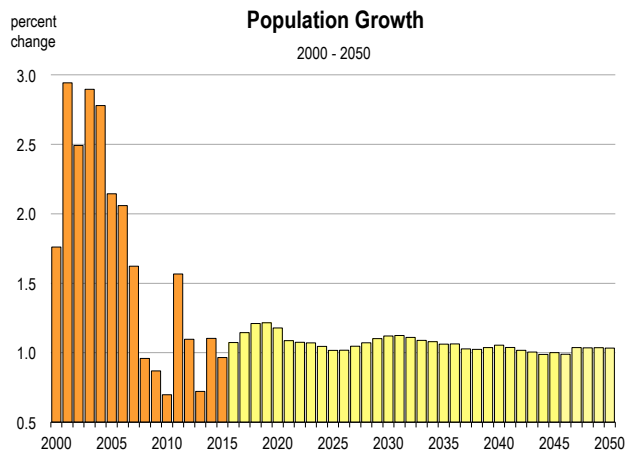
- Total wage and salary employment is expected to increase by 1.5 percent in 2016. From 2016 to 2021, total employment growth will average 0.9 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Merced County, inflation-adjusted salaries are expected to rise by an average of 1.6 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest job gains will occur in education and healthcare, manufacturing, government, and wholesale and retail trade. These sectors will account for 71 percent of net job creation in the county.
- Population growth is expected to accelerate in the coming years, averaging 1.2 percent per year from 2016-2021.
- Net migration will be positive over the near term. From 2016 to 2021, an average of 550 net migrants will enter the county each year.
- Real per capita income will rise by 0.8 percent in 2016. Between 2016 and 2021, real per capita income is forecasted to increase by an average of 0.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year during the 2016-2021 period.
- Industrial production will increase by 3.1 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 2.0 percent per year.
- Farm production is expected to increase by 1.3 percent per year between 2016 and 2021. The principal agricultural commodity is milk.



# Merced County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	255,897	-1,068	203	75.6	168	\$2.13	\$7.1	\$30,543	1.3	3.01	2.25	18.0
2011	259,905	328	201	75.8	147	\$2.37	\$7.9	\$32,405	2.7	3.49	2.10	17.7
2012	262,755	127	201	76.0	140	\$2.51	\$8.1	\$32,157	2.7	3.44	2.24	16.4
2013	264,652	-679	208	76.3	151	\$2.67	\$8.6	\$33,714	2.3	3.93	2.39	14.5
2014	267,571	318	213	76.7	211	\$2.75	\$9.0	\$34,203	2.8	4.49	2.57	12.8
2015	270,156	2	220	77.0	437	\$2.98	\$9.1	\$33,852	2.6	4.74	2.67	11.4
2016	273,056	319	224	77.1	678	\$3.10	\$9.5	\$34,106	2.7	4.74	2.75	10.3
2017	276,181	500	228	77.4	776	\$3.24	\$10.0	\$34,239	3.4	4.82	2.80	9.0
2018	279,523	667	231	77.8	814	\$3.37	\$10.5	\$34,226	3.4	4.88	2.86	8.7
2019	282,921	684	234	78.3	867	\$3.52	\$11.0	\$34,547	3.0	4.93	2.92	8.9
2020	286,255	586	237	79.0	895	\$3.67	\$11.5	\$34,835	3.0	4.96	2.98	8.9
2021	289,366	333	239	79.6	884	\$3.83	\$12.1	\$35,222	2.9	5.06	3.04	8.9
2022	292,477	299	242	80.4	876	\$3.99	\$12.8	\$35,774	2.9	5.09	3.11	8.8
2023	295,609	287	244	81.1	901	\$4.17	\$13.5	\$36,377	2.8	5.11	3.17	8.7
2024	298,700	225	246	81.9	938	\$4.35	\$14.2	\$37,074	2.6	5.16	3.23	8.6
2025	301,737	159	249	82.7	944	\$4.54	\$14.9	\$37,699	2.5	5.14	3.29	8.5
2026	304,809	178	251	83.6	968	\$4.72	\$15.6	\$38,178	2.5	5.18	3.36	8.4
2027	308,000	275	253	84.4	1,001	\$4.90	\$16.3	\$38,448	2.9	5.13	3.43	8.2
2028	311,300	355	255	85.3	1,039	\$5.09	\$17.0	\$38,759	2.7	5.16	3.51	8.2
2029	314,729	446	257	86.2	1,055	\$5.28	\$17.8	\$39,081	2.5	5.20	3.60	8.2
2030	318,256	520	260	87.2	1,053	\$5.48	\$18.5	\$39,397	2.4	5.23	3.69	8.1
2031	321,833	565	262	88.1	1,035	\$5.70	\$19.3	\$39,749	2.3	5.25	3.78	8.1
2032	325,406	537	264	89.1	1,007	\$5.92	\$20.1	\$40,018	2.5	5.26	3.88	8.1
2033	328,949	492	267	90.1	977	\$6.16	\$20.9	\$40,434	2.1	5.28	3.97	8.1
2034	332,500	490	269	91.0	953	\$6.39	\$21.8	\$40,801	2.3	5.33	4.07	8.1
2035	336,031	484	271	91.9	939	\$6.64	\$22.7	\$41,139	2.4	5.31	4.18	8.1
2036	339,604	530	273	92.9	919	\$6.89	\$23.6	\$41,354	2.8	5.36	4.28	8.1
2037	343,094	467	275	93.8	915	\$7.15	\$24.6	\$41,542	2.9	5.33	4.39	8.1
2038	346,608	512	277	94.6	902	\$7.41	\$25.7	\$41,803	2.7	5.40	4.50	8.0
2039	350,202	597	279	95.5	904	\$7.68	\$26.8	\$41,993	2.9	5.43	4.62	8.0
2040	353,895	687	281	96.4	908	\$7.95	\$27.9	\$42,222	2.8	5.47	4.73	8.0
2041	357,567	657	283	97.3	903	\$8.23	\$29.0	\$42,447	2.6	5.52	4.85	8.0
2042	361,205	597	285	98.1	894	\$8.50	\$30.2	\$42,690	2.5	5.50	4.97	7.9
2043	364,835	562	287	99.0	894	\$8.78	\$31.3	\$42,968	2.4	5.55	5.10	7.9
2044	368,439	507	289	99.8	890	\$9.07	\$32.5	\$43,307	2.2	5.60	5.23	7.9
2045	372,126	569	291	100.7	879	\$9.36	\$33.8	\$43,569	2.4	5.65	5.36	7.9
2046	375,806	542	293	101.5	874	\$9.65	\$35.1	\$43,857	2.3	5.68	5.50	7.9
2047	379,703	725	295	102.4	866	\$9.96	\$36.4	\$44,126	2.3	5.67	5.64	7.8
2048	383,634	725	297	103.2	877	\$10.28	\$37.8	\$44,419	2.3	5.68	5.78	7.8
2049	387,609	736	299	104.0	876	\$10.61	\$39.2	\$44,727	2.3	5.70	5.93	7.8
2050	391,614	735	301	104.8	871	\$10.96	\$40.8	\$45,046	2.3	5.71	6.08	7.8

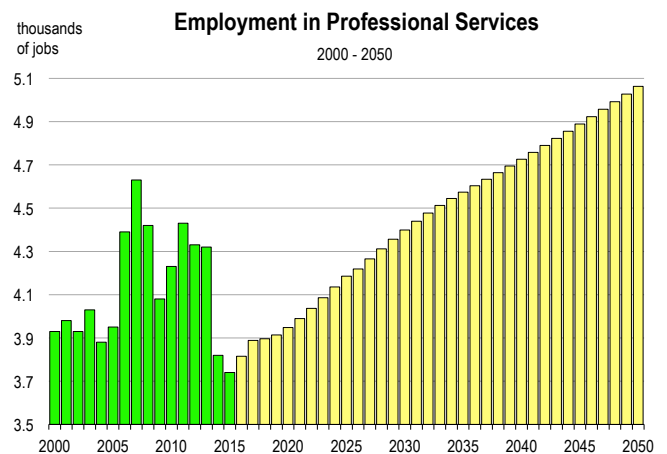
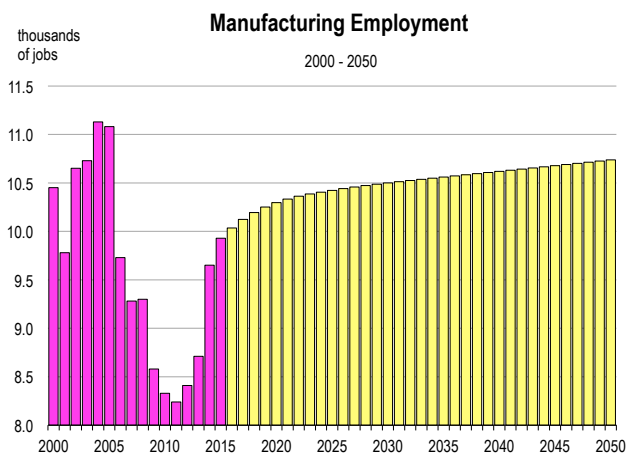


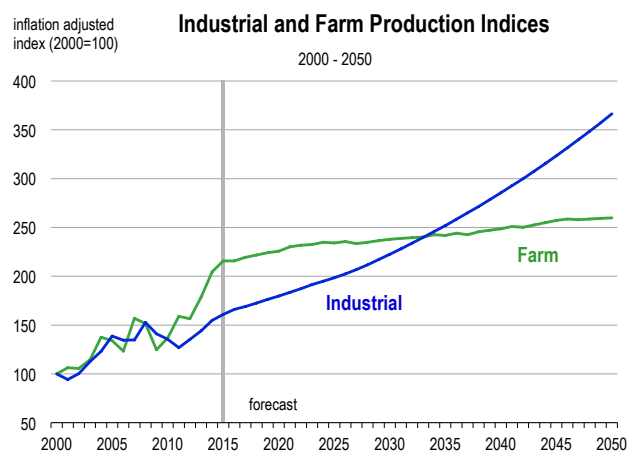
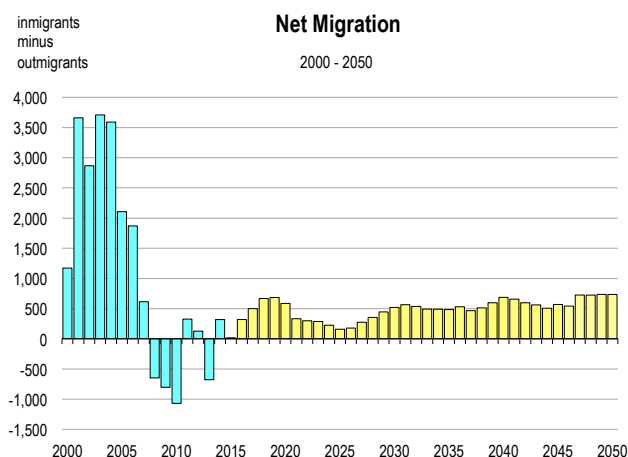
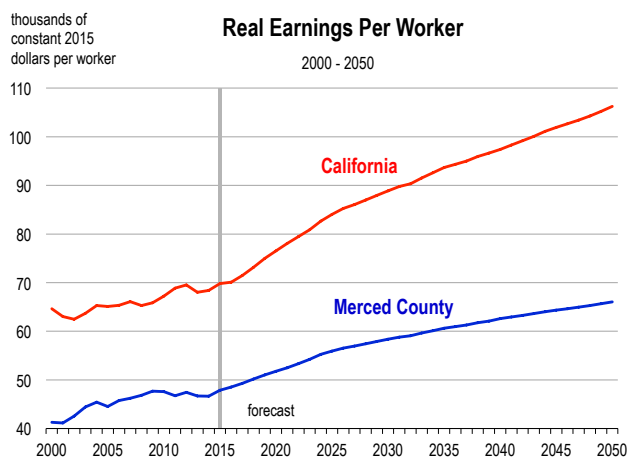
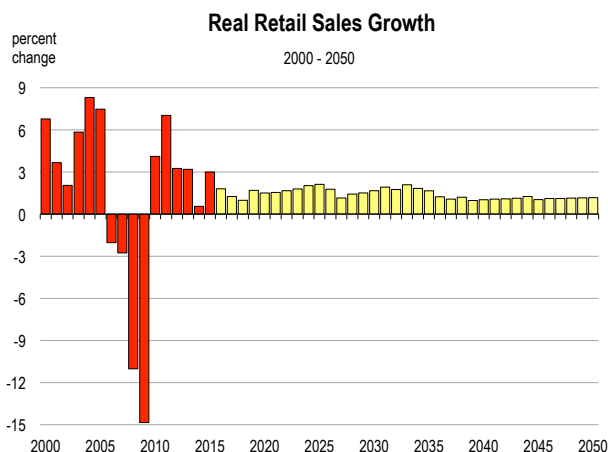


# Merced County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	69.2	10.8	1.6	8.3	2.2	9.2	1.6	4.2	0.6	8.1	4.5	16.7
2011	70.1	11.4	1.6	8.2	2.4	9.4	1.5	4.4	0.4	8.2	4.6	16.5
2012	71.8	12.5	1.6	8.4	2.4	9.6	1.6	4.3	0.4	8.3	4.7	16.4
2013	74.0	13.6	1.6	8.7	2.5	9.7	1.5	4.3	0.4	8.8	5.0	16.6
2014	75.8	13.7	1.7	9.7	2.3	9.7	1.6	3.8	0.4	9.1	5.4	17.1
2015	77.5	14.1	1.9	9.9	2.3	9.7	1.6	3.7	0.3	9.4	5.4	17.7
2016	78.7	14.1	2.1	10.0	2.4	9.8	1.6	3.8	0.4	9.6	5.5	17.9
2017	79.6	14.2	2.2	10.1	2.4	9.9	1.6	3.9	0.4	9.8	5.6	18.2
2018	80.2	14.2	2.2	10.2	2.4	10.0	1.6	3.9	0.4	9.9	5.6	18.4
2019	80.9	14.3	2.2	10.3	2.5	10.0	1.6	3.9	0.4	10.0	5.6	18.7
2020	81.5	14.3	2.2	10.3	2.5	10.1	1.6	3.9	0.4	10.1	5.7	18.9
2021	82.2	14.3	2.2	10.3	2.5	10.1	1.7	4.0	0.4	10.2	5.7	19.2
2022	82.8	14.4	2.2	10.4	2.6	10.2	1.7	4.0	0.4	10.4	5.8	19.4
2023	83.5	14.4	2.2	10.4	2.6	10.3	1.7	4.1	0.4	10.6	5.8	19.6
2024	84.2	14.4	2.2	10.4	2.6	10.3	1.7	4.1	0.5	10.7	5.9	19.9
2025	84.9	14.4	2.3	10.4	2.6	10.4	1.7	4.2	0.5	10.9	5.9	20.1
2026	85.6	14.4	2.3	10.4	2.6	10.5	1.7	4.2	0.5	11.2	5.9	20.3
2027	86.3	14.4	2.4	10.5	2.6	10.5	1.8	4.3	0.5	11.3	6.0	20.6
2028	87.0	14.4	2.4	10.5	2.7	10.6	1.8	4.3	0.5	11.6	6.0	20.8
2029	87.8	14.4	2.5	10.5	2.7	10.6	1.8	4.4	0.5	11.8	6.0	21.1
2030	88.6	14.5	2.5	10.5	2.8	10.7	1.8	4.4	0.5	12.1	6.1	21.4
2031	89.5	14.5	2.5	10.5	2.8	10.8	1.8	4.4	0.5	12.4	6.1	21.6
2032	90.3	14.5	2.5	10.5	2.9	10.8	1.8	4.5	0.5	12.7	6.2	21.9
2033	91.1	14.5	2.5	10.5	2.9	10.9	1.8	4.5	0.5	12.9	6.2	22.2
2034	91.9	14.5	2.5	10.5	3.0	11.0	1.9	4.5	0.5	13.2	6.2	22.4
2035	92.7	14.5	2.6	10.6	3.0	11.0	1.9	4.6	0.5	13.5	6.3	22.7
2036	93.5	14.5	2.6	10.6	3.1	11.1	1.9	4.6	0.5	13.7	6.3	23.0
2037	94.2	14.5	2.6	10.6	3.1	11.1	1.9	4.6	0.6	14.0	6.3	23.2
2038	95.0	14.6	2.6	10.6	3.2	11.2	1.9	4.7	0.6	14.3	6.4	23.5
2039	95.8	14.6	2.7	10.6	3.2	11.2	2.0	4.7	0.6	14.6	6.4	23.7
2040	96.6	14.6	2.7	10.6	3.3	11.3	2.0	4.7	0.6	14.8	6.5	24.0
2041	97.4	14.7	2.7	10.6	3.3	11.3	2.0	4.8	0.6	15.1	6.5	24.3
2042	98.1	14.6	2.7	10.6	3.4	11.3	2.0	4.8	0.6	15.3	6.5	24.6
2043	98.9	14.7	2.7	10.7	3.5	11.4	2.0	4.8	0.6	15.5	6.6	24.8
2044	99.7	14.7	2.7	10.7	3.5	11.4	2.1	4.9	0.6	15.8	6.6	25.1
2045	100.4	14.7	2.7	10.7	3.6	11.5	2.1	4.9	0.6	16.0	6.6	25.4
2046	101.2	14.8	2.7	10.7	3.6	11.5	2.1	4.9	0.6	16.2	6.7	25.7
2047	101.9	14.8	2.7	10.7	3.7	11.6	2.1	5.0	0.6	16.5	6.7	26.0
2048	102.7	14.8	2.7	10.7	3.7	11.6	2.2	5.0	0.6	16.7	6.7	26.2
2049	103.5	14.8	2.7	10.7	3.8	11.7	2.2	5.0	0.7	16.9	6.8	26.5
2050	104.2	14.8	2.7	10.7	3.8	11.7	2.2	5.1	0.7	17.2	6.8	26.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.2%
Expected job growth:	4.4%
Fastest growing jobs sector:	Information
Expected personal income growth:	9.4%

Expected population growth:	6.0%
Net migration to account for:	17.0%
Expected growth in number of vehicles:	6.8%

### Demographics (2016)

Unemployment rate (April 2016):	11.2%
County rank* in California (58 counties):	56th
Working age (16-64) population:	62.9%

Population with B.A. or higher:	13.2%
Median home selling price (2015):	\$200,000
Median household income:	\$42,844

### Quality of Life

Violent crime rate (2014):	555 per 100,000 persons
County rank* in California (58 counties):	50th
Average commute time to work (2016):	29.0 minutes

High School drop out rate (2015):	8.7%
Households at/below poverty line (2016):	21.6%

\* The county ranked 1st corresponds to the lowest rate in California

# MODOC COUNTY ECONOMIC FORECAST

Modoc County is located in the northeastern corner of the state, bordering both Nevada and Oregon. Approximately 90 percent of the land in the county consists of national forests and wilderness area. The county's official slogans include, "The last best place" and, "Where the West still lives."

Modoc County has a population of 9,600 people and a total of 2,400 wage and salary jobs. The per capita income is \$39,882 and the average salary per worker is \$46,307. The largest employer in the county is the government, which accounts for more than half of all wage and salary jobs.

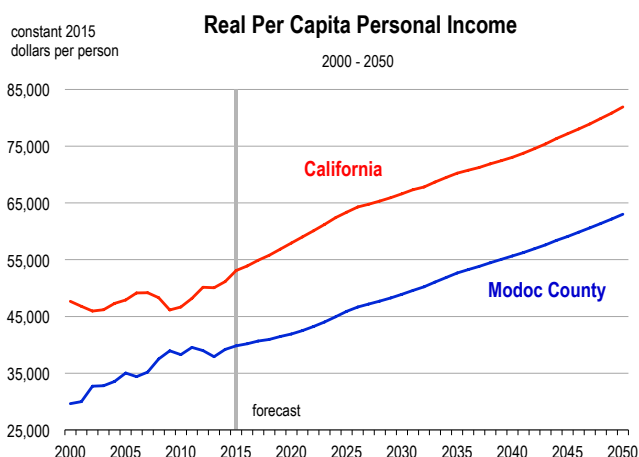
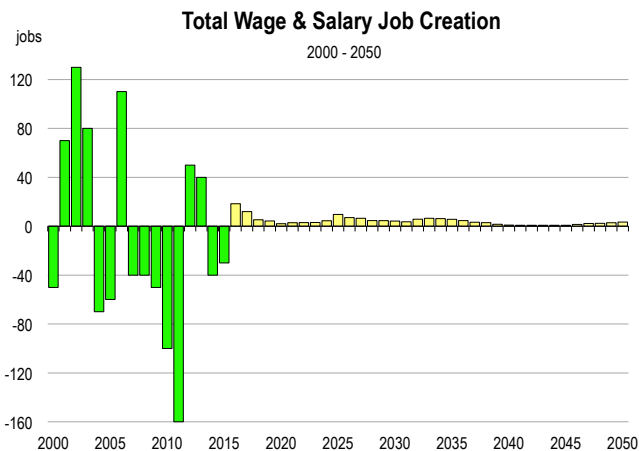
In 2015, a total of 30 wage and salary jobs were lost in Modoc County – a decline of 1.2 percent. The unemployment rate, however, improved substantially, falling from 10.3 percent in 2014 to 8.8 percent in 2015.

Over the course of the year, employment growth was not observed in any major sector. The leisure and hospitality industry lost 20 jobs, while the education and healthcare sector shed 10 jobs. Employment levels were unchanged in all other industries.

Between 2010 and 2015, the population of Modoc County declined at an annual average rate of 0.2 percent. This was entirely due to a natural decrease (deaths outnumbering births), which reduced the population by 34 people per year. By contrast, the county gained 8 people per year through net migration.

## FORECAST HIGHLIGHTS

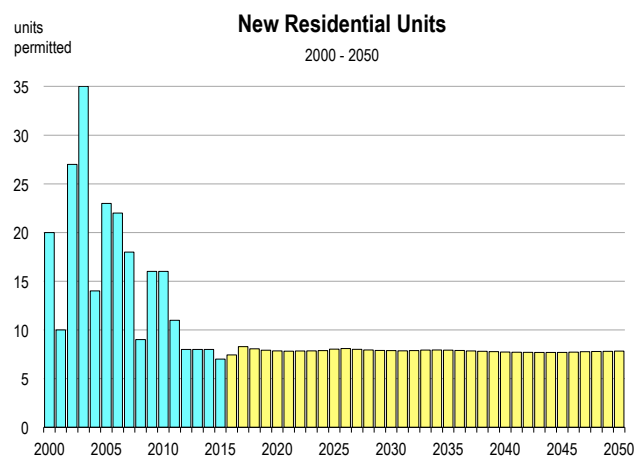
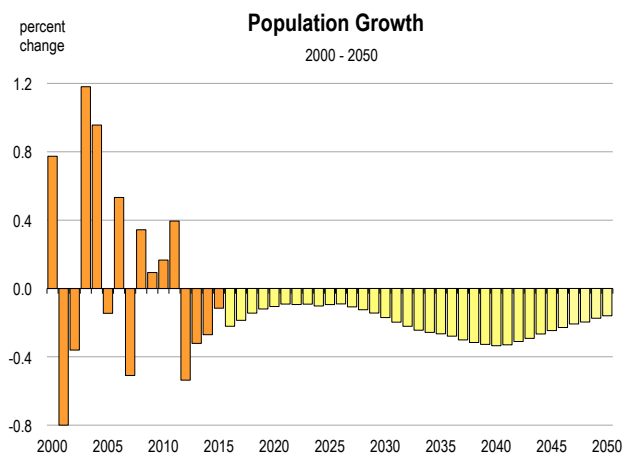
- In 2016, total wage and salary employment will increase by 0.8 percent. Over the 2016-2021 period, the growth rate will average 0.2 percent per year – one of the slowest rates in the state.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Modoc County, inflation-adjusted salaries are expected to increase by an average of 1.5 percent per year over the 2016-2021 period.
- Between 2016 and 2021, the largest employment gains will occur in the government sector, which will add approximately 26 new positions. Small gains will also be observed in trade, transportation, and utilities, while losses will occur in education and healthcare.
- Over the 2016-2021 period, the population will decline by 0.1 percent per year. The county will gain an average of 13 residents per year through net migration, but will experience a reduction of 26 residents per year through the natural decrease (deaths outnumbering births).
- Real per capita income is expected to rise by 0.9 percent in 2016. Over the following five years, real per capita income is expected to increase at an annual average rate of 1.1 percent.
- Total taxable sales, adjusted for inflation, are expected to rise by 0.3 percent per year between 2016 and 2021.
- Industrial production will rise by 2.0 percent in 2016. Over the following five years, total industrial production will increase at an annual average rate of 1.7 percent.
- Total crop production, adjusted for inflation, is expected to increase by an average of 0.3 percent per year between 2016 and 2021.



# Modoc County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	9,648	-2	13.6	4.1	16	\$78	\$336	\$38,262	1.3	124.3	30.2	15.2
2011	9,686	41	13.3	4.1	11	\$90	\$357	\$39,531	2.7	123.6	16.9	16.0
2012	9,634	0	12.9	4.1	8	\$101	\$358	\$38,978	2.7	120.4	13.6	14.5
2013	9,603	0	13.1	4.1	8	\$94	\$352	\$37,922	2.3	126.1	21.4	12.3
2014	9,577	0	13.2	4.1	8	\$91	\$370	\$39,188	2.8	125.1	21.2	10.3
2015	9,566	0	13.4	4.1	7	\$97	\$381	\$39,822	2.6	126.8	21.7	8.8
2016	9,545	9	13.5	4.1	7	\$99	\$393	\$40,194	2.7	127.5	22.1	7.8
2017	9,527	12	13.5	4.1	8	\$103	\$410	\$40,651	3.4	128.0	23.0	7.4
2018	9,513	14	13.5	4.1	8	\$106	\$426	\$40,929	3.4	128.5	23.1	7.6
2019	9,502	14	13.5	4.1	8	\$110	\$443	\$41,461	3.0	128.8	23.4	7.6
2020	9,492	14	13.5	4.1	8	\$113	\$460	\$41,902	3.0	129.1	23.7	7.6
2021	9,483	14	13.6	4.1	8	\$117	\$479	\$42,510	2.9	129.4	24.1	7.6
2022	9,474	14	13.6	4.1	8	\$120	\$500	\$43,229	2.9	129.7	24.6	7.5
2023	9,466	14	13.6	4.1	8	\$123	\$522	\$44,028	2.8	130.0	25.2	7.4
2024	9,456	14	13.6	4.1	8	\$127	\$545	\$44,940	2.6	130.2	25.7	7.3
2025	9,447	16	13.6	4.1	8	\$130	\$569	\$45,916	2.5	130.4	26.3	7.2
2026	9,438	17	13.7	4.2	8	\$134	\$591	\$46,677	2.5	130.6	26.8	7.1
2027	9,428	15	13.7	4.2	8	\$138	\$613	\$47,167	2.9	130.8	27.3	7.1
2028	9,417	14	13.7	4.2	8	\$141	\$634	\$47,684	2.7	131.0	27.9	7.1
2029	9,403	13	13.7	4.2	8	\$145	\$656	\$48,253	2.5	131.2	28.5	7.1
2030	9,387	12	13.7	4.2	8	\$149	\$678	\$48,881	2.4	131.4	29.2	7.1
2031	9,369	12	13.8	4.2	8	\$153	\$700	\$49,583	2.3	131.6	29.9	7.1
2032	9,348	12	13.8	4.2	8	\$157	\$724	\$50,225	2.5	131.8	30.7	7.1
2033	9,325	11	13.8	4.2	8	\$161	\$749	\$51,073	2.1	132.0	31.5	7.1
2034	9,301	11	13.8	4.2	8	\$165	\$774	\$51,869	2.3	132.1	32.2	7.0
2035	9,276	11	13.9	4.2	8	\$169	\$801	\$52,645	2.4	132.3	33.0	7.0
2036	9,250	11	13.9	4.2	8	\$174	\$829	\$53,245	2.8	132.5	33.8	7.0
2037	9,223	11	13.9	4.2	8	\$179	\$858	\$53,808	2.9	132.7	34.5	7.0
2038	9,193	11	13.9	4.2	8	\$184	\$887	\$54,468	2.7	132.9	35.3	7.0
2039	9,163	11	13.9	4.2	8	\$189	\$918	\$55,038	2.9	133.1	36.2	7.0
2040	9,133	10	13.9	4.2	8	\$194	\$949	\$55,646	2.8	133.3	37.0	7.0
2041	9,103	10	13.9	4.2	8	\$199	\$979	\$56,267	2.6	133.4	37.9	7.0
2042	9,074	10	13.9	4.2	8	\$204	\$1,010	\$56,926	2.5	133.6	38.8	7.0
2043	9,048	10	13.9	4.2	8	\$208	\$1,042	\$57,623	2.4	133.8	39.8	7.0
2044	9,024	11	13.9	4.2	8	\$213	\$1,074	\$58,407	2.2	134.0	40.8	7.0
2045	9,002	11	13.9	4.2	8	\$218	\$1,108	\$59,093	2.4	134.2	41.8	7.0
2046	8,981	11	13.9	4.2	8	\$223	\$1,143	\$59,838	2.3	134.4	42.9	7.0
2047	8,962	11	13.9	4.2	8	\$228	\$1,179	\$60,595	2.3	134.6	44.0	7.0
2048	8,945	12	13.9	4.2	8	\$233	\$1,217	\$61,373	2.3	134.8	45.1	7.0
2049	8,929	12	13.9	4.3	8	\$238	\$1,257	\$62,174	2.3	135.0	46.3	7.0
2050	8,915	12	14.0	4.3	8	\$243	\$1,298	\$62,997	2.3	135.3	47.5	7.0

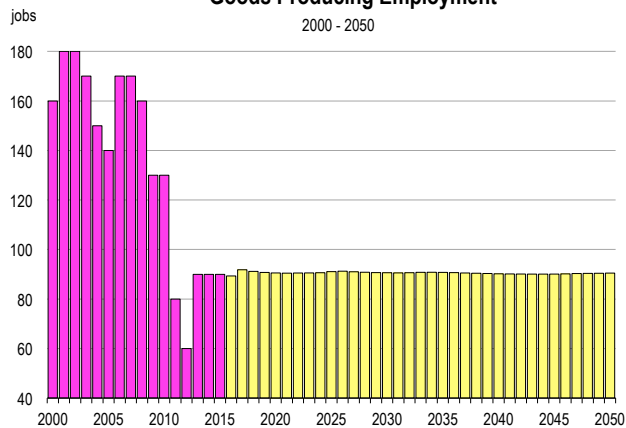


# Modoc County Employment Forecast

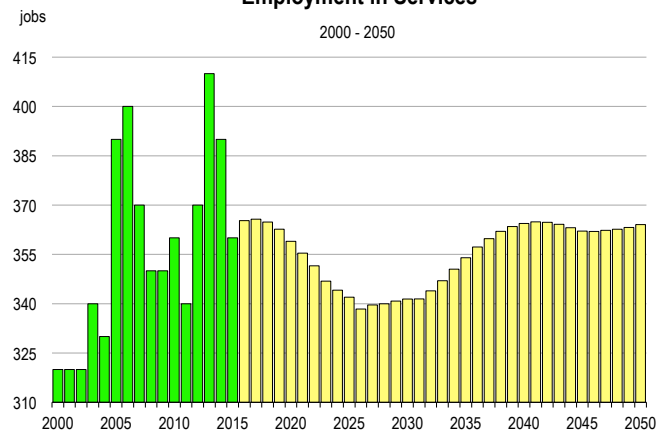
## 2010-2015 History, 2016-2050 Forecast

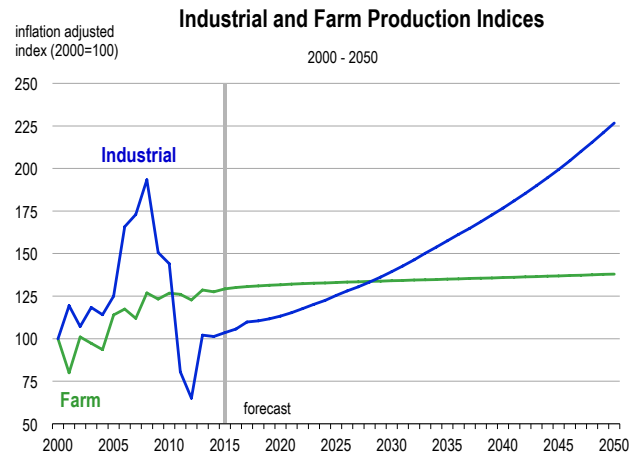
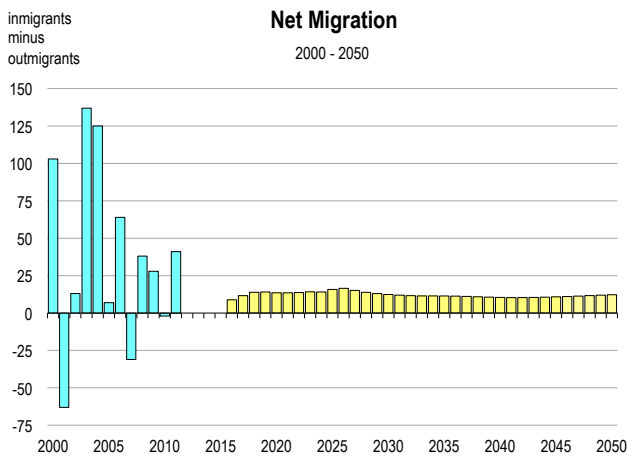
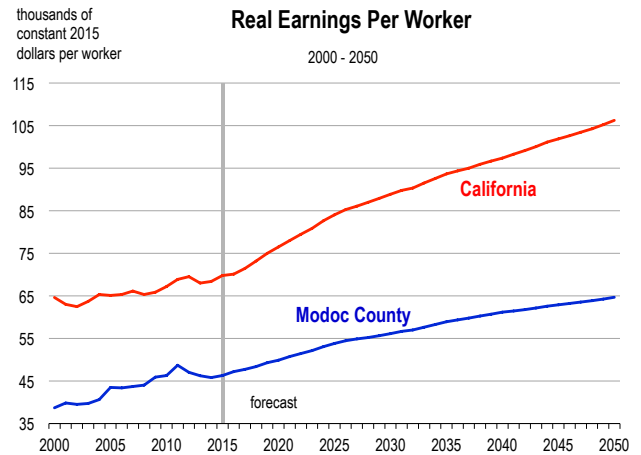
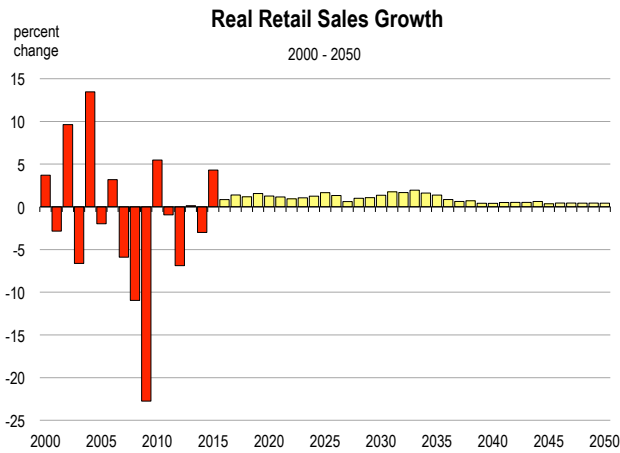
	Total Wage & Salary	Farm	Goods Producing	Trade, Transportation, and Utilities	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----						
2010	2.550	0.320	0.130	0.400	0.210	0.150	1.340
2011	2.390	0.330	0.080	0.380	0.190	0.150	1.260
2012	2.440	0.360	0.060	0.410	0.200	0.170	1.240
2013	2.480	0.390	0.090	0.400	0.250	0.160	1.190
2014	2.440	0.370	0.090	0.370	0.240	0.150	1.220
2015	2.410	0.370	0.090	0.370	0.230	0.130	1.220
2016	2.428	0.371	0.089	0.373	0.236	0.130	1.230
2017	2.440	0.371	0.092	0.374	0.236	0.129	1.237
2018	2.446	0.372	0.091	0.375	0.236	0.129	1.242
2019	2.450	0.372	0.091	0.377	0.234	0.129	1.247
2020	2.452	0.373	0.091	0.378	0.231	0.128	1.251
2021	2.455	0.373	0.090	0.379	0.227	0.128	1.256
2022	2.458	0.373	0.091	0.380	0.224	0.128	1.262
2023	2.461	0.374	0.091	0.382	0.219	0.127	1.268
2024	2.465	0.374	0.091	0.383	0.217	0.127	1.274
2025	2.475	0.374	0.091	0.385	0.215	0.127	1.283
2026	2.482	0.374	0.091	0.386	0.212	0.127	1.292
2027	2.488	0.375	0.091	0.387	0.213	0.126	1.296
2028	2.493	0.375	0.091	0.388	0.214	0.126	1.299
2029	2.497	0.375	0.091	0.389	0.215	0.126	1.302
2030	2.502	0.375	0.091	0.391	0.216	0.125	1.304
2031	2.505	0.375	0.091	0.393	0.217	0.124	1.305
2032	2.511	0.376	0.091	0.395	0.220	0.124	1.306
2033	2.517	0.376	0.091	0.397	0.224	0.123	1.307
2034	2.524	0.376	0.091	0.399	0.228	0.122	1.307
2035	2.529	0.376	0.091	0.401	0.232	0.122	1.307
2036	2.534	0.377	0.091	0.402	0.236	0.121	1.307
2037	2.537	0.377	0.091	0.403	0.240	0.120	1.307
2038	2.540	0.377	0.090	0.404	0.243	0.119	1.307
2039	2.542	0.377	0.090	0.404	0.245	0.118	1.306
2040	2.542	0.377	0.090	0.405	0.247	0.117	1.306
2041	2.543	0.378	0.090	0.405	0.249	0.116	1.305
2042	2.543	0.378	0.090	0.406	0.250	0.115	1.305
2043	2.543	0.378	0.090	0.407	0.250	0.114	1.305
2044	2.544	0.378	0.090	0.408	0.249	0.114	1.305
2045	2.544	0.378	0.090	0.408	0.249	0.113	1.305
2046	2.545	0.379	0.090	0.409	0.250	0.112	1.306
2047	2.547	0.379	0.090	0.409	0.251	0.112	1.307
2048	2.550	0.379	0.090	0.410	0.252	0.111	1.308
2049	2.553	0.379	0.090	0.410	0.253	0.111	1.309
2050	2.556	0.380	0.090	0.411	0.254	0.110	1.311

**Goods Producing Employment**



**Employment in Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.7%
Expected job growth:	1.1%
Fastest growing jobs sector:	Government
Expected personal income growth:	5.1%

Expected population growth:	-0.7%
Net migration to account for:	N/A
Expected growth in number of vehicles:	0.8%

### Demographics (2016)

Unemployment rate (April 2016):	7.8%
County rank* in California (58 counties):	42nd
Working age (16-64) population:	59.0%

Population with B.A. degree or higher:	18.7%
Median home selling price (2015):	\$81,750
Median household income:	\$37,900

### Quality of Life

Violent crime rate (2014):	512 per 100,000 persons
County rank* in California (58 counties):	48th
Average commute time to work (2016):	19.0 minutes

High School drop out rate (2015):	5.5%
Households at/below poverty line (2016):	13.1%

\* The county ranked 1st corresponds to the lowest rate in California

# Mono County Economic Forecast

Mono County is located on the California-Nevada state border. The county economy is heavily dependent on the recreation industry, and is a popular tourist destination for residents of Southern California. With more than 3,000 jobs, the leisure and hospitality industry is the county's largest sector, representing 46 percent of total wage and salary employment. The principal draw is the Mammoth Mountain ski resort, which includes year-round outdoor activities and features one of the longest ski seasons in the nation.

Mono County has a population of 13,800 people and a total of 6,900 wage and salary jobs. The income per capita is \$46,304 and the average salary per worker is \$46,251.

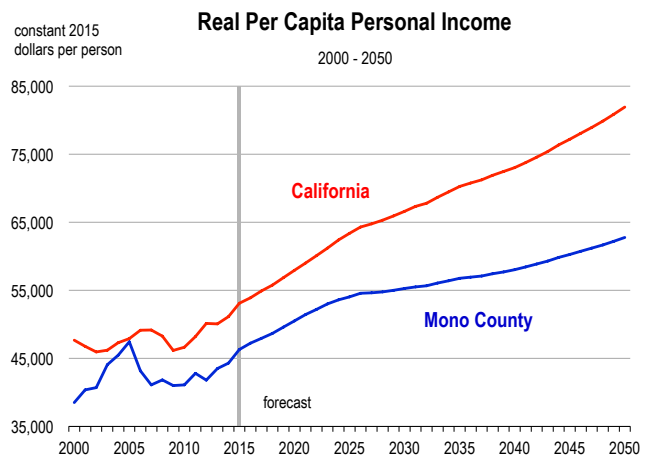
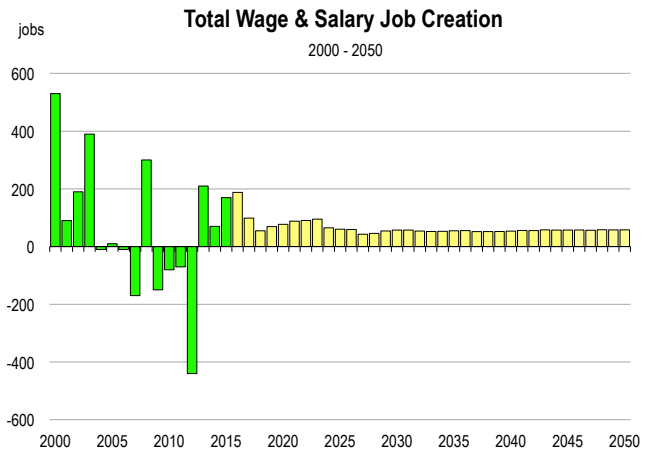
Mono County gained approximately 170 jobs in 2015, representing an increase of 2.5 percent. The unemployment rate improved substantially, falling from 7.0 percent in 2014 to 6.2 percent in 2015.

During 2015, the only sector with significant job gains was leisure and hospitality (+190 jobs). Small declines were seen in professional and business services (-30 jobs) and financial activities (-20 jobs). Most other sectors were little changed, neither gaining nor losing a substantial number of jobs.

Between 2010 and 2015, the population of Mono County declined at an average rate of 0.7 percent per year. Losses were due entirely to the migratory process, as the county lost an average of 200 net migrants per year.

## FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 2.7 percent. From 2016 to 2021, total job growth will average 1.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Mono County, inflation-adjusted salaries are expected to increase by 1.3 percent per year between 2016 and 2021.
- Between 2016 and 2021, the majority of all employment growth will occur in the leisure and hospitality sector, accounting for 63 percent of total wage and salary growth.
- The population will grow slowly over the next few years, increasing by 0.2 percent per year from 2016 to 2021.
- Net migration has been negative in recent years, and will remain negative through 2021. Over this time frame, an average of 75 net migrants will leave the county each year.



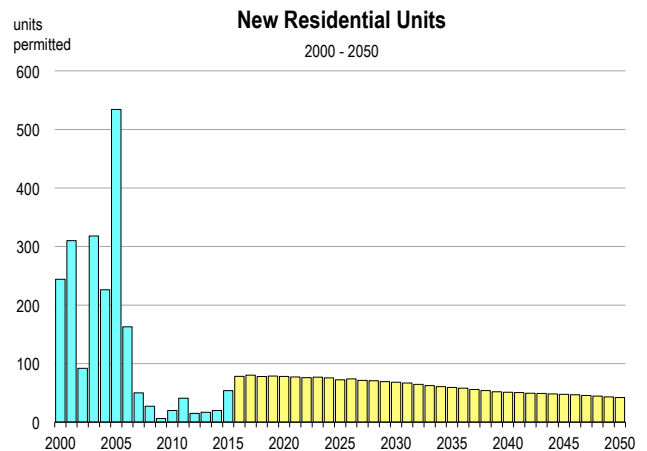
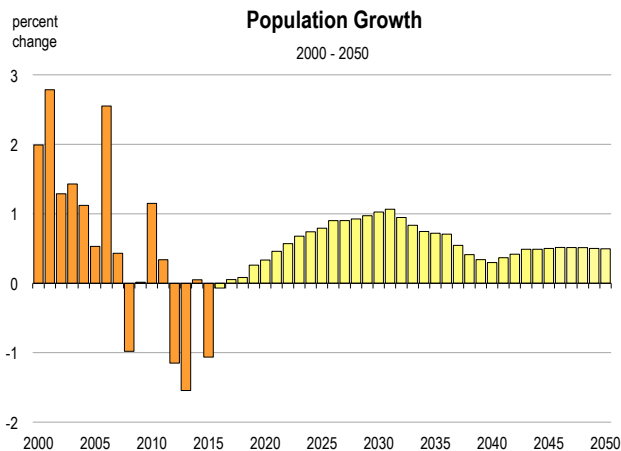
- Real income per capita is expected to rise by 2.0 percent in 2016. Between 2016 and 2021, the growth rate of real per capita income will average approximately 1.7 percent per year.
- From 2016 to 2021, real taxable sales are expected to increase at an average rate of 1.9 percent per year.
- Industrial production is forecasted to increase by 1.7 percent in 2016. Over the following five years, industrial production will grow at an annual rate of 1.4 percent.



# Mono County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	14,237	63	17.0	5.77	20	\$222.1	\$0.53	\$41,096	1.3	41.3	25.1	10.3
2011	14,285	-68	16.8	5.78	41	\$231.8	\$0.57	\$42,803	2.7	57.0	27.9	10.1
2012	14,121	-256	16.3	5.79	15	\$233.2	\$0.56	\$41,790	2.7	54.1	27.8	10.4
2013	13,903	-302	16.8	5.80	17	\$244.7	\$0.59	\$43,499	2.3	50.1	30.2	8.5
2014	13,910	-102	17.0	5.81	20	\$249.9	\$0.61	\$44,306	2.8	37.5	28.8	7.0
2015	13,762	-258	17.1	5.82	54	\$240.4	\$0.64	\$46,304	2.6	31.2	30.9	6.2
2016	13,753	-117	17.4	5.83	78	\$257.6	\$0.67	\$47,227	2.7	36.5	31.4	5.7
2017	13,760	-100	17.3	5.85	80	\$272.0	\$0.70	\$47,940	3.4	37.0	31.9	5.7
2018	13,771	-96	17.3	5.87	78	\$285.3	\$0.73	\$48,669	3.4	37.2	32.3	5.9
2019	13,807	-71	17.5	5.89	79	\$299.3	\$0.77	\$49,589	3.0	37.9	32.8	5.8
2020	13,853	-60	17.6	5.91	78	\$313.6	\$0.81	\$50,515	3.0	38.1	33.2	5.8
2021	13,917	-42	17.8	5.93	77	\$328.3	\$0.85	\$51,420	2.9	38.3	33.7	5.7
2022	13,996	-25	18.0	5.95	76	\$342.9	\$0.89	\$52,209	2.9	38.8	34.3	5.6
2023	14,091	-9	18.2	5.97	77	\$358.2	\$0.93	\$52,999	2.8	39.0	34.8	5.6
2024	14,195	3	18.4	5.99	76	\$373.8	\$0.98	\$53,619	2.6	39.5	35.2	5.6
2025	14,308	13	18.5	6.01	72	\$390.1	\$1.01	\$54,041	2.5	40.0	35.6	5.5
2026	14,437	31	18.7	6.03	74	\$406.6	\$1.06	\$54,558	2.5	40.5	36.1	5.4
2027	14,567	35	18.9	6.05	71	\$422.5	\$1.10	\$54,625	2.9	41.0	36.5	5.5
2028	14,702	42	19.0	6.06	71	\$438.8	\$1.14	\$54,777	2.7	41.5	37.1	5.4
2029	14,845	53	19.2	6.08	69	\$455.5	\$1.18	\$55,007	2.5	42.0	37.8	5.4
2030	14,997	64	19.3	6.10	68	\$473.6	\$1.22	\$55,252	2.4	42.6	38.5	5.4
2031	15,157	74	19.4	6.12	67	\$493.5	\$1.27	\$55,514	2.3	43.1	39.1	5.3
2032	15,300	60	19.5	6.13	65	\$514.6	\$1.31	\$55,658	2.5	43.6	39.8	5.3
2033	15,428	45	19.7	6.15	62	\$536.0	\$1.36	\$56,053	2.1	44.2	40.6	5.3
2034	15,543	33	19.8	6.17	61	\$558.2	\$1.41	\$56,410	2.3	44.7	41.3	5.3
2035	15,655	31	20.0	6.18	59	\$580.7	\$1.46	\$56,767	2.4	45.3	42.1	5.3
2036	15,765	31	20.1	6.20	58	\$603.5	\$1.51	\$56,939	2.8	45.8	42.9	5.2
2037	15,851	7	20.2	6.21	56	\$625.9	\$1.56	\$57,112	2.9	46.4	43.6	5.2
2038	15,917	-13	20.3	6.23	54	\$648.1	\$1.62	\$57,439	2.7	47.0	44.5	5.2
2039	15,971	-22	20.4	6.24	52	\$670.9	\$1.68	\$57,706	2.9	47.6	45.3	5.2
2040	16,018	-30	20.5	6.25	51	\$693.5	\$1.73	\$58,026	2.8	48.2	46.1	5.2
2041	16,077	-19	20.7	6.27	51	\$716.3	\$1.80	\$58,428	2.6	48.8	47.0	5.1
2042	16,144	-10	20.8	6.28	49	\$739.7	\$1.86	\$58,851	2.5	49.4	47.9	5.1
2043	16,223	1	20.9	6.29	49	\$763.5	\$1.92	\$59,303	2.4	50.0	48.8	5.1
2044	16,303	1	21.1	6.31	48	\$787.6	\$1.99	\$59,837	2.2	50.6	49.8	5.1
2045	16,384	3	21.2	6.32	48	\$812.5	\$2.06	\$60,266	2.4	51.2	50.8	5.1
2046	16,469	5	21.4	6.33	47	\$837.7	\$2.13	\$60,725	2.3	51.8	51.7	5.1
2047	16,553	6	21.5	6.34	46	\$863.7	\$2.20	\$61,186	2.3	52.5	52.7	5.0
2048	16,638	6	21.7	6.35	45	\$890.7	\$2.28	\$61,681	2.3	53.1	53.8	5.0
2049	16,722	5	21.8	6.37	43	\$918.6	\$2.35	\$62,202	2.3	53.8	54.8	5.0
2050	16,804	4	22.0	6.38	42	\$947.6	\$2.44	\$62,754	2.3	54.4	55.9	5.0

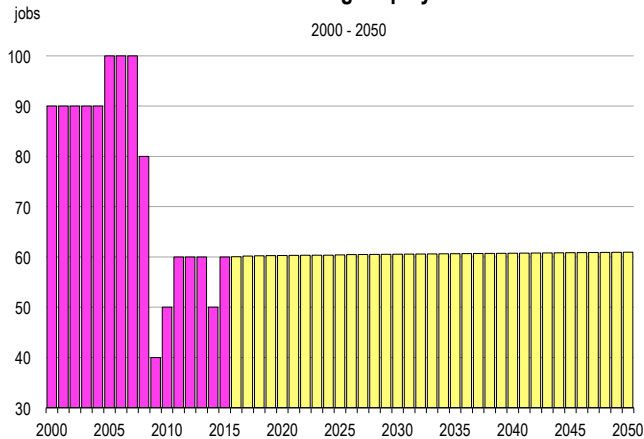


# Mono County Employment Forecast

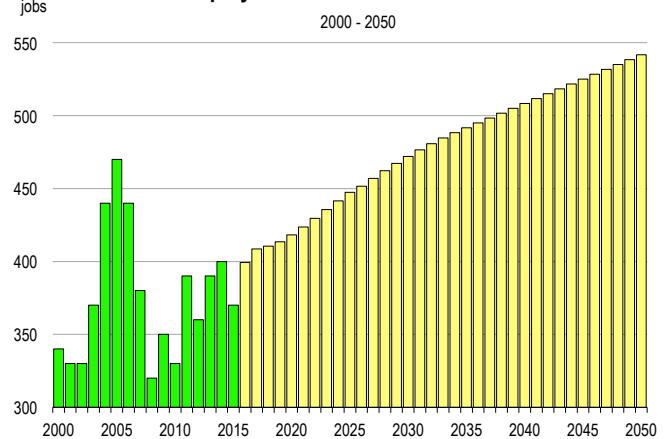
## 2010-2015 History, 2016-2050 Forecast

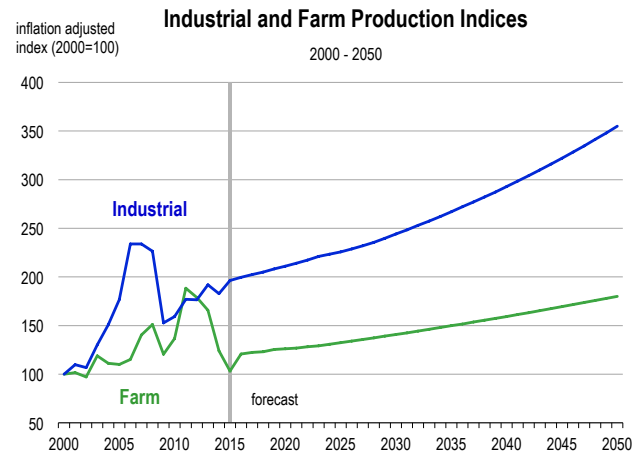
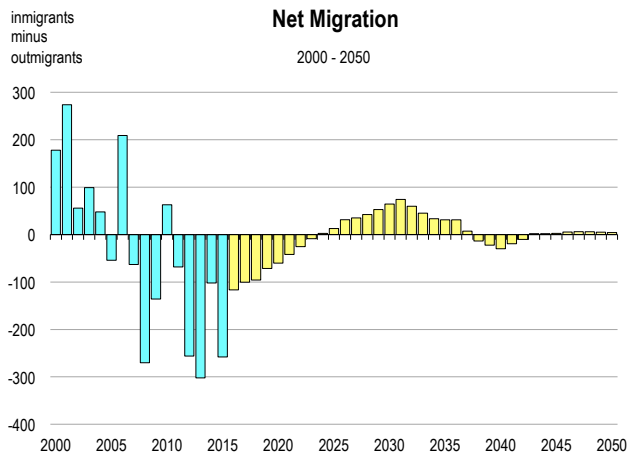
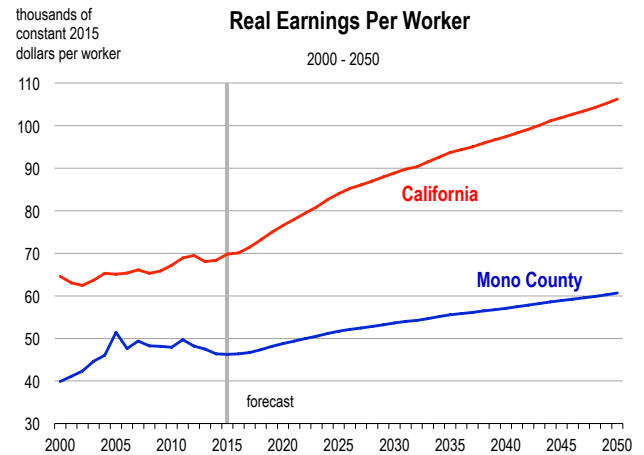
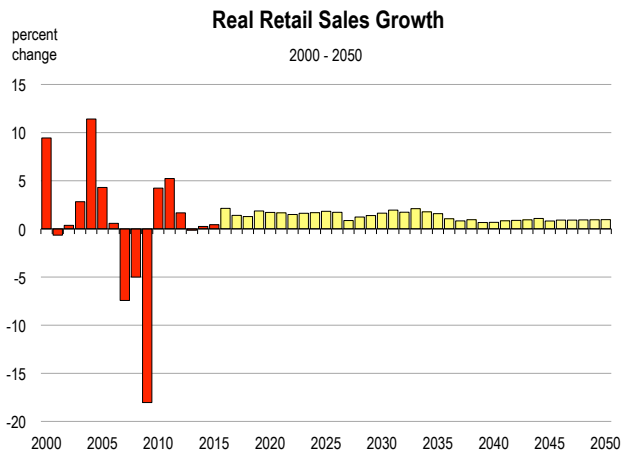
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
employment (thousands of jobs)											
2010	7.00	0.03	0.32	0.05	0.08	0.65	0.33	0.33	0.06	3.18	1.66
2011	6.93	0.03	0.32	0.06	0.09	0.60	0.32	0.39	0.07	3.20	1.60
2012	6.49	0.04	0.28	0.06	0.09	0.60	0.32	0.36	0.07	2.88	1.56
2013	6.70	0.04	0.29	0.06	0.10	0.63	0.34	0.39	0.10	2.96	1.58
2014	6.77	0.04	0.29	0.05	0.11	0.59	0.34	0.40	0.10	2.98	1.63
2015	6.94	0.05	0.29	0.06	0.11	0.59	0.32	0.37	0.09	3.17	1.65
2016	7.13	0.05	0.30	0.06	0.11	0.60	0.33	0.40	0.09	3.26	1.68
2017	7.23	0.05	0.31	0.06	0.11	0.60	0.33	0.41	0.10	3.32	1.69
2018	7.28	0.05	0.31	0.06	0.11	0.61	0.32	0.41	0.10	3.36	1.70
2019	7.35	0.05	0.31	0.06	0.11	0.61	0.32	0.41	0.11	3.40	1.71
2020	7.43	0.05	0.31	0.06	0.11	0.62	0.32	0.42	0.11	3.45	1.72
2021	7.52	0.05	0.31	0.06	0.11	0.63	0.33	0.42	0.12	3.50	1.74
2022	7.61	0.05	0.31	0.06	0.11	0.64	0.33	0.43	0.12	3.56	1.75
2023	7.70	0.05	0.31	0.06	0.11	0.64	0.33	0.44	0.12	3.62	1.76
2024	7.77	0.05	0.31	0.06	0.11	0.65	0.34	0.44	0.13	3.65	1.77
2025	7.83	0.05	0.31	0.06	0.11	0.65	0.34	0.45	0.13	3.67	1.79
2026	7.89	0.05	0.31	0.06	0.11	0.65	0.35	0.45	0.14	3.69	1.81
2027	7.93	0.05	0.31	0.06	0.11	0.66	0.36	0.46	0.14	3.71	1.82
2028	7.97	0.05	0.31	0.06	0.11	0.66	0.36	0.46	0.15	3.73	1.82
2029	8.03	0.05	0.31	0.06	0.11	0.66	0.37	0.47	0.15	3.76	1.83
2030	8.09	0.05	0.31	0.06	0.11	0.66	0.38	0.47	0.16	3.79	1.84
2031	8.14	0.05	0.31	0.06	0.11	0.66	0.38	0.48	0.16	3.82	1.84
2032	8.20	0.05	0.31	0.06	0.11	0.66	0.39	0.48	0.16	3.85	1.85
2033	8.25	0.05	0.31	0.06	0.11	0.66	0.39	0.48	0.17	3.89	1.86
2034	8.30	0.05	0.30	0.06	0.11	0.66	0.39	0.49	0.17	3.92	1.86
2035	8.36	0.05	0.30	0.06	0.11	0.66	0.40	0.49	0.18	3.95	1.87
2036	8.41	0.05	0.30	0.06	0.11	0.66	0.40	0.49	0.18	3.99	1.88
2037	8.46	0.05	0.30	0.06	0.11	0.66	0.40	0.50	0.19	4.02	1.88
2038	8.52	0.05	0.30	0.06	0.11	0.67	0.40	0.50	0.19	4.06	1.89
2039	8.57	0.05	0.30	0.06	0.11	0.67	0.40	0.50	0.20	4.09	1.90
2040	8.62	0.05	0.30	0.06	0.11	0.67	0.41	0.51	0.20	4.13	1.91
2041	8.68	0.05	0.30	0.06	0.11	0.67	0.41	0.51	0.21	4.16	1.91
2042	8.73	0.05	0.30	0.06	0.11	0.67	0.41	0.51	0.21	4.20	1.92
2043	8.79	0.05	0.30	0.06	0.11	0.67	0.42	0.52	0.21	4.23	1.93
2044	8.85	0.05	0.30	0.06	0.11	0.67	0.42	0.52	0.22	4.27	1.93
2045	8.91	0.05	0.30	0.06	0.11	0.67	0.42	0.53	0.22	4.31	1.94
2046	8.96	0.05	0.30	0.06	0.11	0.67	0.43	0.53	0.23	4.34	1.95
2047	9.02	0.05	0.30	0.06	0.11	0.67	0.43	0.53	0.23	4.38	1.95
2048	9.08	0.05	0.30	0.06	0.11	0.67	0.43	0.54	0.24	4.42	1.96
2049	9.14	0.05	0.30	0.06	0.11	0.67	0.44	0.54	0.24	4.46	1.97
2050	9.19	0.05	0.30	0.06	0.11	0.67	0.44	0.54	0.25	4.49	1.97

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	8.2%
Expected job growth:	5.4%
Fastest growing jobs sector:	Education and Healthcare
Expected personal income growth:	10.2%

Expected population growth:	1.2%
Net migration to account for:	0%
Expected growth in number of vehicles:	2.3%

### Demographics (2016)

Unemployment rate (April 2016):	4.6%
County rank* in California (58 counties):	14th
Working age (16-64) population:	69.6%

Population with B.A. degree or higher:	29.8%
Median home selling price (2015):	\$321,750
Median household income:	\$65,018

### Quality of Life

Violent crime rate (2014):	259 per 100,000 persons
County rank* in California (58 counties):	13th
Average commute time to work (2016):	17.0 minutes

High school drop out rate (2010):	19.5%
Households at/below poverty line (2016):	4.4%

\* The county ranked 1st corresponds to the lowest rate in California

# MONTEREY COUNTY ECONOMIC FORECAST

Monterey County is located on the central coast of California. Farming is a vital component of the county's economy, accounting for over \$4 billion in total output and approximately 29 percent of all wage and salary jobs. Lettuce is the principal crop in the region, with Monterey County producing roughly half of all lettuce in the United States. In addition, Monterey is one of California's leading producers of strawberries.

Monterey County has a population of 435,700 people and a total of 187,500 wage and salary jobs. The income per capita is \$48,890 and the average salary per worker is \$54,874.

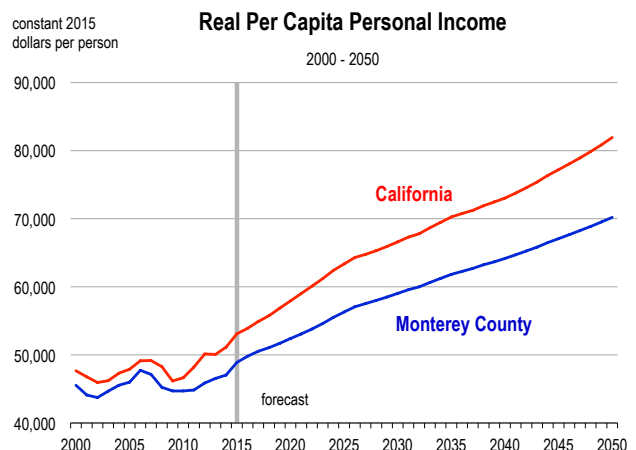
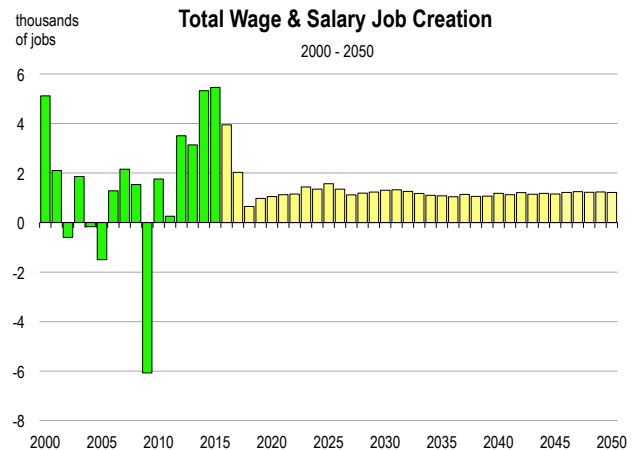
In 2015, a total of 5,500 wage and salary jobs were created in Monterey County, representing an increase of 3.0 percent. Farm employment increased by 3.7 percent, whereas nonfarm employment grew by 2.7 percent. The unemployment rate also improved, falling from 9.1 percent in 2014 to 8.2 percent in 2015.

During 2015, the largest job gains occurred in agriculture (+2,000 jobs), professional and business services (+750 jobs), leisure and hospitality (+550 jobs), government (+510 jobs), and education and healthcare (+500 jobs). Significant declines were not observed in any major sector.

Between 2010 and 2015, the population of Monterey County grew at an average rate of 0.9 percent per year. All of this growth can be attributed to the natural increase (new births), as the county lost an average of 370 people per year through net migration.

## FORECAST HIGHLIGHTS

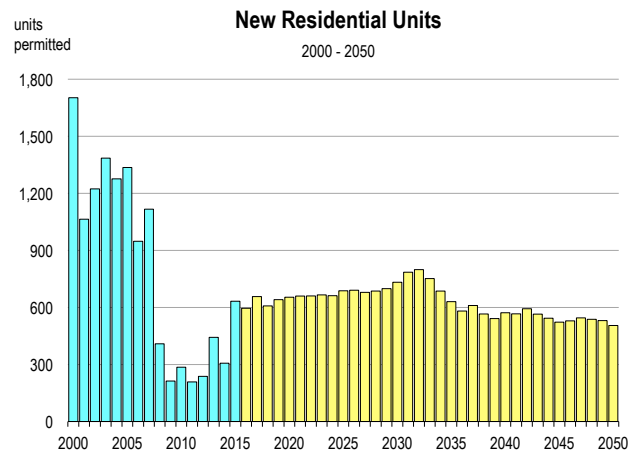
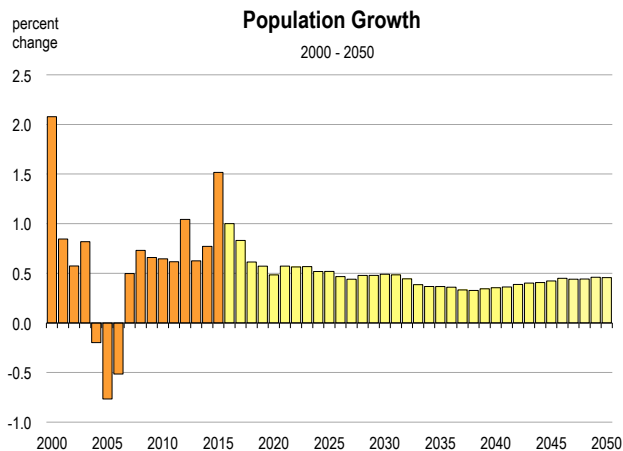
- Total employment is expected to increase by 2.1 percent in 2016. Between 2016 and 2021, growth will average 0.6 percent per year. During the same period, agricultural employment will decline slightly.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Monterey County, inflation-adjusted salaries are expected to rise by an average of 1.4 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest employment gains will be observed in education and healthcare, professional and business services, leisure and hospitality, and wholesale and retail trade. Together, these sectors will account for 70 percent of net job creation in the county.
- Over the 2016-2021 period, annual population growth is expected to average 0.6 percent per year.
- Between 2016 and 2021, net migration will be negative, with an average of 1,300 net migrants leaving the county each year.
- Real income per capita is expected to rise by 1.9 percent in 2016. Between 2016 and 2021, real income per capita will increase by 1.3 percent per year.
- Total taxable sales, adjusted for inflation, will rise by an average of 1.0 percent per year from 2016 to 2021.
- Industrial production is expected to increase by 4.2 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 2.6 percent per year.
- Farm production is expected to increase by 0.7 percent per year between 2016 and 2021. The principal crops in the county are lettuce and strawberries.



# Monterey County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

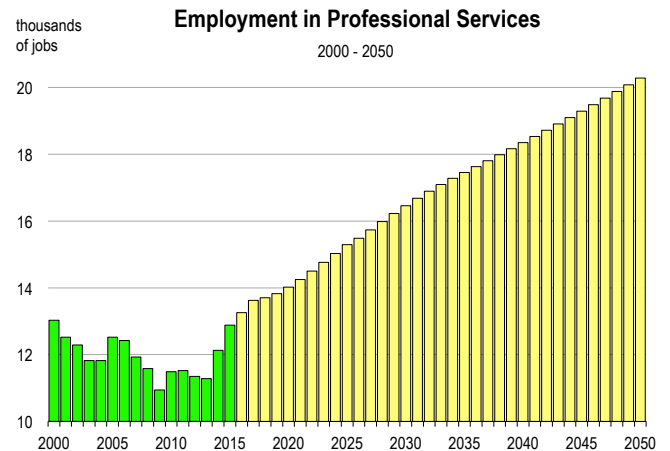
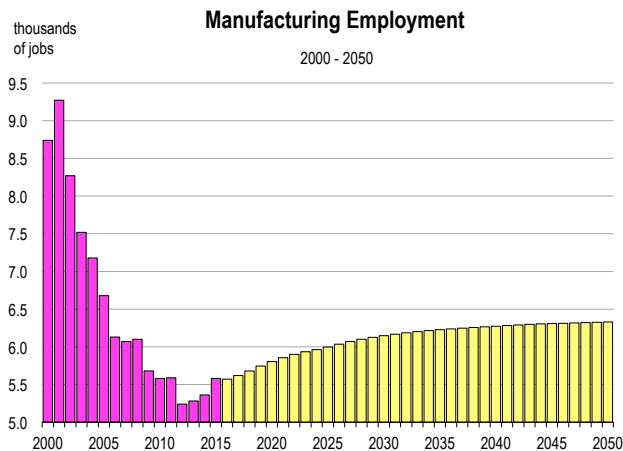
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	416,265	-1,887	352	125	285	\$5.0	\$16.9	\$44,720	1.3	4.41	1.95	12.9
2011	418,836	-1,963	348	125	208	\$5.3	\$17.5	\$44,836	2.7	4.13	1.89	12.8
2012	423,208	-52	350	125	238	\$5.6	\$18.5	\$45,882	2.7	4.20	1.91	11.7
2013	425,860	-1,444	361	125	442	\$5.9	\$19.2	\$46,546	2.3	4.53	1.99	10.4
2014	429,144	-790	369	126	307	\$6.3	\$19.9	\$47,022	2.8	4.56	1.97	9.1
2015	435,658	2,409	379	126	632	\$6.4	\$21.3	\$48,890	2.6	4.63	2.20	8.2
2016	440,018	331	385	126	595	\$6.8	\$22.5	\$49,816	2.7	4.67	2.29	7.0
2017	443,676	-381	391	127	657	\$7.1	\$23.8	\$50,550	3.4	4.70	2.36	6.7
2018	446,400	-1,317	396	127	608	\$7.4	\$24.9	\$51,063	3.4	4.73	2.43	6.9
2019	448,955	-1,475	401	128	641	\$7.7	\$26.1	\$51,715	3.0	4.76	2.50	7.0
2020	451,128	-1,820	405	128	654	\$8.0	\$27.3	\$52,392	3.0	4.79	2.55	7.1
2021	453,712	-1,361	409	129	660	\$8.3	\$28.6	\$53,074	2.9	4.82	2.61	7.1
2022	456,272	-1,335	413	129	660	\$8.6	\$29.9	\$53,810	2.9	4.86	2.66	7.1
2023	458,862	-1,255	416	130	666	\$8.9	\$31.4	\$54,620	2.8	4.89	2.72	7.1
2024	461,241	-1,421	419	130	662	\$9.2	\$32.8	\$55,498	2.6	4.92	2.77	7.1
2025	463,636	-1,358	422	131	687	\$9.5	\$34.3	\$56,316	2.5	4.96	2.82	7.0
2026	465,801	-1,552	425	131	690	\$9.8	\$35.7	\$57,055	2.5	5.00	2.88	6.9
2027	467,854	-1,633	428	132	679	\$10.2	\$37.1	\$57,520	2.9	5.03	2.94	7.0
2028	470,094	-1,405	431	132	686	\$10.5	\$38.5	\$58,002	2.7	5.07	3.01	7.0
2029	472,347	-1,354	433	133	699	\$10.9	\$39.9	\$58,510	2.5	5.11	3.08	7.0
2030	474,666	-1,245	436	133	732	\$11.2	\$41.4	\$59,024	2.4	5.14	3.15	7.0
2031	476,966	-1,214	438	134	785	\$11.6	\$42.8	\$59,559	2.3	5.18	3.22	7.1
2032	479,086	-1,353	440	135	799	\$12.1	\$44.3	\$59,993	2.5	5.22	3.30	7.1
2033	480,934	-1,591	442	135	752	\$12.5	\$45.8	\$60,631	2.1	5.26	3.37	7.1
2034	482,700	-1,625	444	136	686	\$13.0	\$47.4	\$61,228	2.3	5.31	3.45	7.1
2035	484,471	-1,583	446	136	630	\$13.5	\$49.1	\$61,821	2.4	5.35	3.53	7.1
2036	486,216	-1,556	448	137	581	\$14.0	\$50.9	\$62,258	2.8	5.39	3.61	7.2
2037	487,834	-1,645	450	137	610	\$14.5	\$52.9	\$62,706	2.9	5.43	3.69	7.2
2038	489,431	-1,640	451	138	565	\$14.9	\$54.8	\$63,226	2.7	5.48	3.77	7.2
2039	491,115	-1,545	453	138	541	\$15.4	\$56.9	\$63,676	2.9	5.52	3.86	7.2
2040	492,858	-1,484	454	139	572	\$15.9	\$59.0	\$64,162	2.8	5.56	3.94	7.2
2041	494,644	-1,436	456	139	566	\$16.3	\$61.2	\$64,698	2.6	5.61	4.03	7.2
2042	496,563	-1,315	458	139	593	\$16.8	\$63.4	\$65,266	2.5	5.66	4.12	7.2
2043	498,558	-1,242	459	140	565	\$17.3	\$65.6	\$65,846	2.4	5.70	4.22	7.2
2044	500,587	-1,214	461	140	543	\$17.7	\$67.9	\$66,506	2.2	5.75	4.32	7.3
2045	502,705	-1,124	462	141	522	\$18.2	\$70.2	\$67,072	2.4	5.80	4.41	7.3
2046	504,967	-967	463	141	529	\$18.7	\$72.7	\$67,660	2.3	5.85	4.51	7.3
2047	507,193	-995	465	141	545	\$19.2	\$75.2	\$68,262	2.3	5.90	4.61	7.3
2048	509,438	-969	466	142	537	\$19.7	\$77.8	\$68,883	2.3	5.94	4.72	7.3
2049	511,783	-858	468	142	531	\$20.2	\$80.5	\$69,525	2.3	6.00	4.83	7.3
2050	514,121	-852	469	143	505	\$20.7	\$83.4	\$70,196	2.3	6.05	4.94	7.3

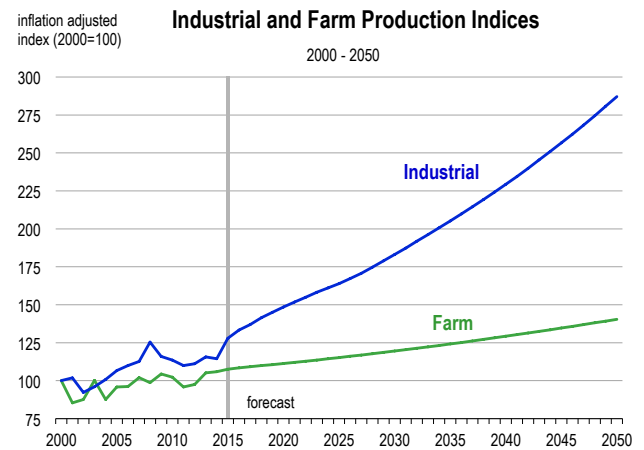
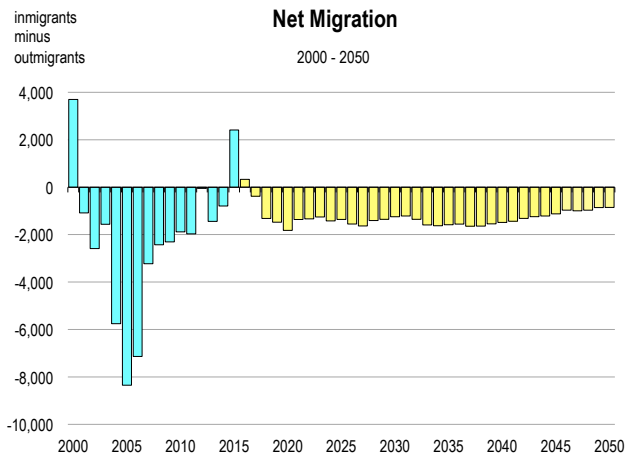
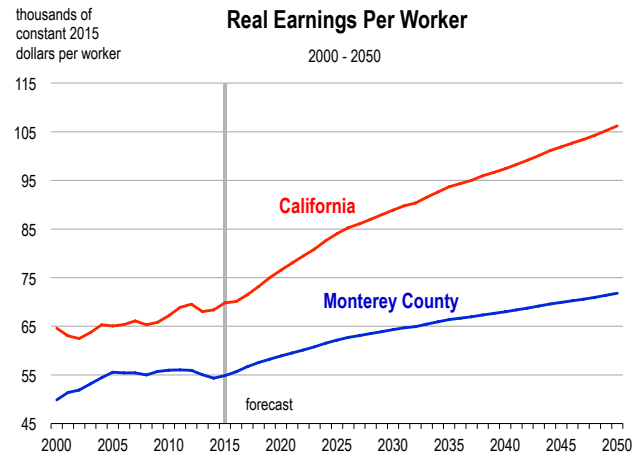
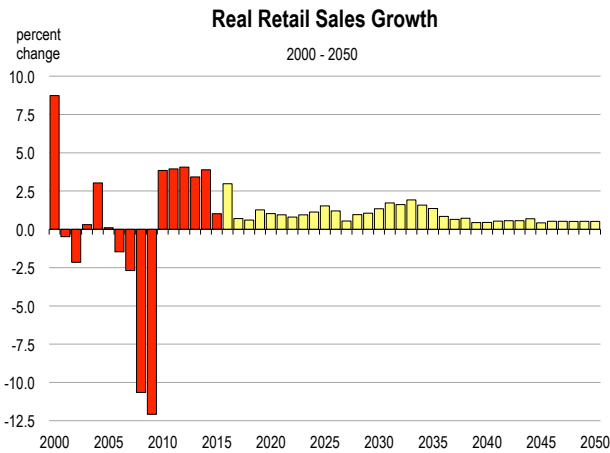


# Monterey County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	169.8	45.1	4.1	5.6	3.3	20.2	4.3	11.5	1.7	16.5	20.0	32.6
2011	170.0	46.3	3.8	5.6	3.4	20.6	4.1	11.5	1.6	16.5	20.2	31.7
2012	173.5	48.2	4.1	5.2	3.8	21.0	4.2	11.4	1.5	16.8	21.2	31.3
2013	176.7	50.1	4.5	5.3	4.0	21.3	4.0	11.3	1.5	17.5	21.9	30.2
2014	182.0	52.2	4.9	5.4	4.2	21.6	4.0	12.1	1.4	18.0	22.8	30.6
2015	187.5	54.1	5.1	5.6	4.4	21.8	4.1	12.9	1.3	18.5	23.4	31.1
2016	191.4	55.3	5.2	5.6	4.5	22.1	4.1	13.3	1.4	19.1	24.0	31.5
2017	193.4	55.5	5.3	5.6	4.5	22.3	4.2	13.6	1.4	19.4	24.2	31.8
2018	194.1	55.4	5.3	5.7	4.6	22.5	4.2	13.7	1.4	19.6	24.4	31.8
2019	195.1	55.3	5.3	5.7	4.6	22.6	4.3	13.8	1.5	19.9	24.6	31.8
2020	196.1	55.2	5.3	5.8	4.6	22.7	4.3	14.0	1.5	20.1	24.8	31.9
2021	197.3	55.1	5.3	5.9	4.6	22.8	4.4	14.2	1.5	20.4	25.0	32.0
2022	198.4	55.1	5.4	5.9	4.6	22.9	4.4	14.5	1.6	20.7	25.3	32.2
2023	199.8	55.2	5.4	5.9	4.6	23.0	4.5	14.8	1.6	21.0	25.5	32.4
2024	201.2	55.4	5.4	6.0	4.7	23.1	4.5	15.0	1.6	21.3	25.6	32.6
2025	202.8	55.5	5.5	6.0	4.7	23.2	4.6	15.3	1.7	21.6	25.7	32.9
2026	204.1	55.7	5.5	6.0	4.7	23.3	4.6	15.5	1.7	21.9	25.8	33.2
2027	205.2	55.8	5.5	6.1	4.7	23.4	4.7	15.7	1.7	22.2	25.8	33.3
2028	206.4	56.0	5.5	6.1	4.7	23.5	4.7	16.0	1.8	22.5	25.9	33.5
2029	207.7	56.1	5.5	6.1	4.7	23.5	4.7	16.2	1.8	22.8	26.0	33.6
2030	209.0	56.3	5.6	6.1	4.7	23.7	4.8	16.5	1.8	23.1	26.2	33.7
2031	210.3	56.4	5.6	6.2	4.7	23.8	4.8	16.7	1.8	23.4	26.3	33.8
2032	211.5	56.6	5.7	6.2	4.8	23.9	4.9	16.9	1.9	23.7	26.4	33.9
2033	212.7	56.8	5.6	6.2	4.8	24.1	4.9	17.1	1.9	24.0	26.5	34.1
2034	213.8	57.0	5.5	6.2	4.8	24.2	4.9	17.3	1.9	24.3	26.7	34.2
2035	214.9	57.1	5.4	6.2	4.8	24.3	5.0	17.5	1.9	24.5	26.8	34.3
2036	216.0	57.3	5.4	6.2	4.8	24.4	5.0	17.6	2.0	24.8	26.9	34.5
2037	217.1	57.5	5.4	6.2	4.8	24.5	5.1	17.8	2.0	25.1	27.1	34.6
2038	218.2	57.7	5.3	6.3	4.8	24.5	5.1	18.0	2.0	25.4	27.2	34.7
2039	219.2	57.8	5.3	6.3	4.8	24.6	5.1	18.2	2.1	25.6	27.3	34.8
2040	220.4	58.0	5.3	6.3	4.8	24.6	5.2	18.3	2.1	25.9	27.4	34.9
2041	221.5	58.2	5.3	6.3	4.8	24.7	5.2	18.5	2.1	26.2	27.6	35.0
2042	222.7	58.4	5.4	6.3	4.8	24.8	5.3	18.7	2.1	26.5	27.7	35.1
2043	223.9	58.6	5.3	6.3	4.9	24.8	5.3	18.9	2.2	26.8	27.8	35.3
2044	225.1	58.8	5.3	6.3	4.9	24.9	5.4	19.1	2.2	27.1	27.9	35.4
2045	226.2	59.0	5.3	6.3	4.9	25.0	5.4	19.3	2.2	27.4	28.1	35.5
2046	227.4	59.2	5.3	6.3	4.9	25.0	5.4	19.5	2.3	27.8	28.2	35.7
2047	228.7	59.4	5.3	6.3	4.9	25.1	5.5	19.7	2.3	28.1	28.3	35.8
2048	229.9	59.6	5.3	6.3	4.9	25.1	5.5	19.9	2.3	28.4	28.5	36.0
2049	231.1	59.8	5.3	6.3	4.9	25.2	5.6	20.1	2.4	28.7	28.6	36.1
2050	232.4	60.0	5.3	6.3	4.9	25.3	5.6	20.3	2.4	29.1	28.7	36.2





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.6%
Expected job growth:	3.1%
Fastest growing jobs sector:	Information
Expected personal income growth:	9.9%

Expected population growth:	3.1%
Net migration to account for:	0%
Expected growth in number of vehicles:	6.3%

### Demographics (2016)

Unemployment rate (April 2016):	7.5%
County rank* in California (58 counties):	39th
Working age (16-64) population:	63.9%

Population with B.A. or higher:	22.6%
Median home selling price (2015):	\$455,000
Median household income:	\$60,158

### Quality of Life

Violent crime rate (2014):	414 per 100,000 persons
County rank* in California (58 counties):	38th
Average commute time to work (2016):	25.0 minutes

High School drop out rate (2015):	6.3%
Households at/below poverty line (2016):	13.4%

\* The county ranked 1st corresponds to the lowest rate in California



# NAPA COUNTY ECONOMIC FORECAST

Napa County is home to the Napa Valley, a popular tourist destination known for wine grapes and premium wine production. Napa County has a population of 141,600 people and a total of 76,000 wage and salary jobs. The per capita income in Napa County is \$58,506, and the average salary per worker is \$59,663.

Wine grapes account for 99 percent of all agricultural output in Napa County. Red grapes are dominant in the region, with a total value that is almost 5 times than that of white grapes. The viticulture industry also attracts a large number of tourists to the county each year, generating a substantial amount of economic activity.

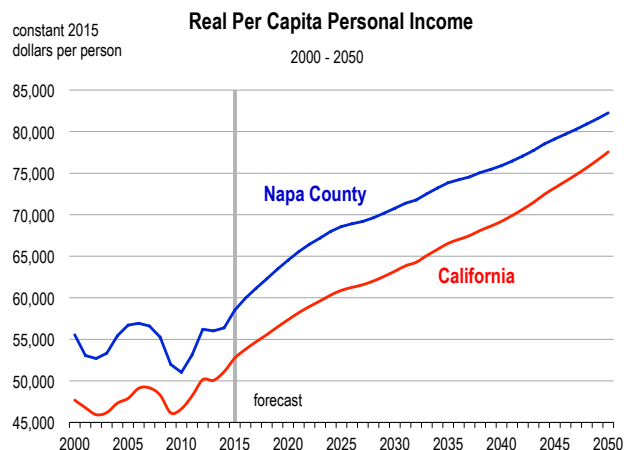
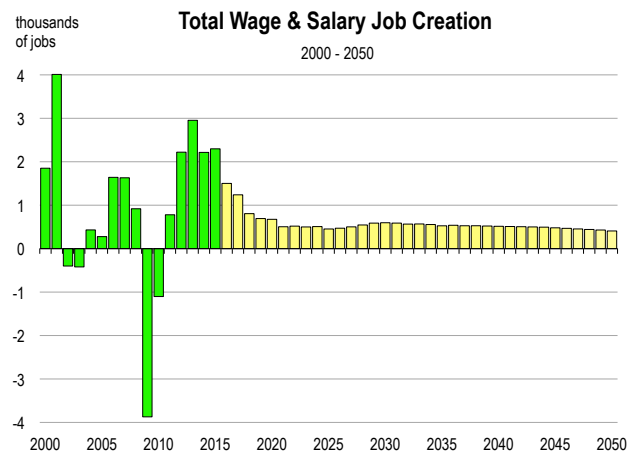
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Napa County, a total of 2,300 jobs were created, representing a growth rate of 3.1 percent. Non-farm employment increased by 3.0 percent, while farm employment increased by 4.9 percent, despite drought conditions. The unemployment rate improved substantially, falling from 5.6 percent in 2014 to 4.6 percent in 2015.

During 2015, the largest employment increases were observed in leisure and hospitality (+830 jobs), construction (+530 jobs), professional and business services (+380 jobs), and agriculture (+240 jobs jobs). The largest losses were observed in education and healthcare (-250 jobs).

Between 2010 and 2015, the population of Napa County grew at an annual average rate of 0.7 percent. Net migration accounted for two thirds of this growth, with an average of 640 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

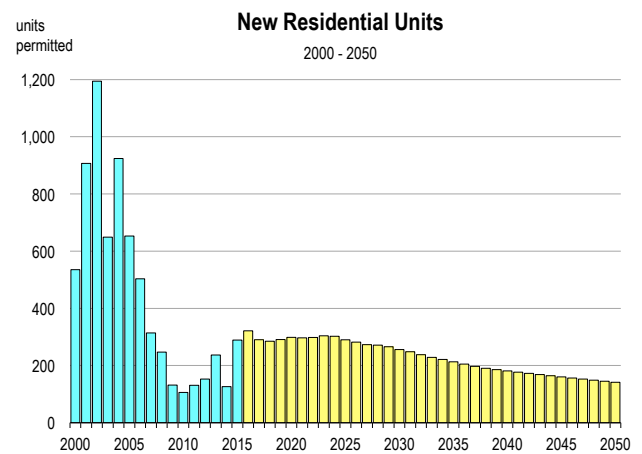
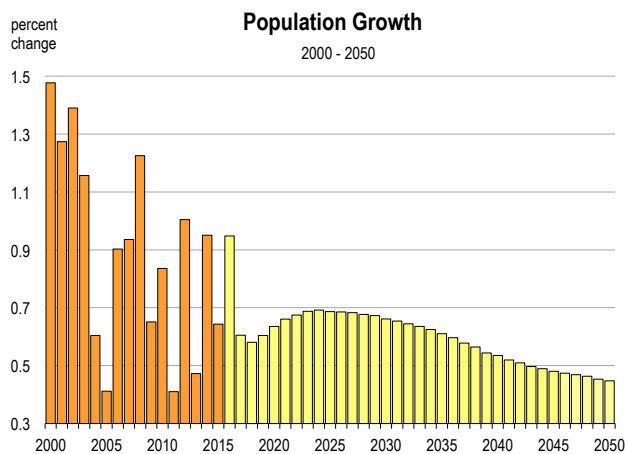
- Job growth of 2.0 percent is expected in 2016. Between 2016 and 2021, the annual growth rate for total wage and salary jobs will average 1.0 percent.
- Average salaries are below the California average, and will remain so over the foreseeable future. In Napa County, inflation-adjusted salaries are forecasted to rise by 1.2 percent per year from 2016 to 2021.
- Between 2016 and 2021, job creation will be concentrated in leisure services, professional and business services, education and healthcare, and wholesale and retail trade. Together, these industries will account for 65 percent of net job creation in the county.
- Population growth is expected to average 0.6 percent per year from 2016 to 2021.
- During the 2016-2021 period, an average of 580 net migrants will enter the county each year, accounting for the majority of all population growth.
- Real per capita income will rise by 2.5 percent in 2016. From 2016 to 2021, real per capita income is forecasted to increase by 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 3.0 percent per year between 2016 and 2021.
- Industrial production is expected to rise by 3.7 percent in 2016. From 2016 to 2021, industrial production will grow at an average rate of 2.0 percent per year.
- Farm production is forecasted to increase by 0.9 percent per year between 2016 and 2021. Wine grapes will continue to account for the vast majority of all output.



# Napa County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

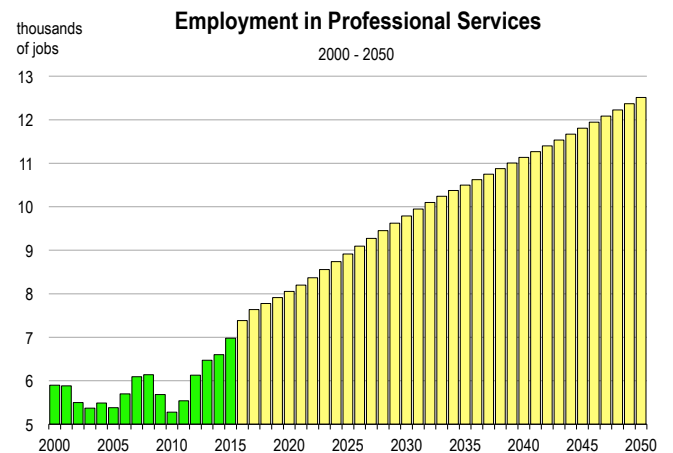
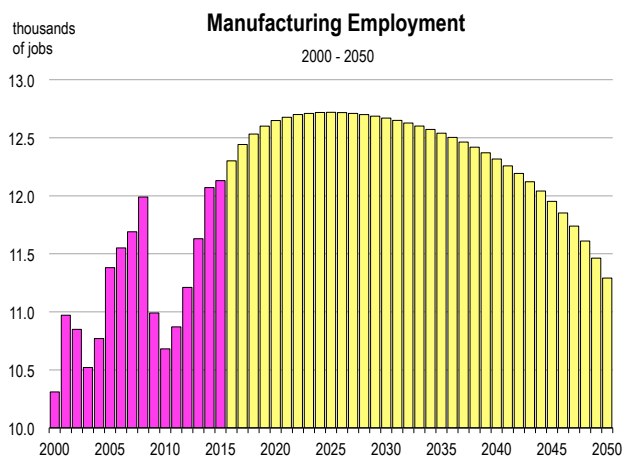
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	136,798	648	138	48.9	106	\$2.3	\$6.1	\$51,026	1.3	524.7	2.7	10.3
2011	137,359	202	137	48.9	131	\$2.5	\$6.6	\$53,146	2.7	476.8	2.5	9.8
2012	138,739	971	137	49.0	153	\$2.7	\$7.2	\$56,205	2.7	717.8	2.7	8.4
2013	139,395	485	141	49.1	237	\$2.9	\$7.4	\$56,019	2.3	698.7	3.0	6.8
2014	140,720	1,001	143	49.2	126	\$3.1	\$7.7	\$56,391	2.8	739.5	3.1	5.6
2015	141,625	557	146	49.3	289	\$3.3	\$8.3	\$58,506	2.6	749.7	3.1	4.6
2016	142,968	998	148	49.6	322	\$3.5	\$8.8	\$59,956	2.5	752.8	3.3	3.8
2017	143,833	503	150	49.9	290	\$3.7	\$9.3	\$61,141	3.6	760.1	3.3	3.4
2018	144,668	459	151	50.2	285	\$4.0	\$9.9	\$62,290	3.5	763.0	3.4	3.3
2019	145,542	478	152	50.5	291	\$4.2	\$10.4	\$63,459	2.3	771.4	3.5	3.2
2020	146,467	508	153	50.8	299	\$4.4	\$10.9	\$64,539	2.3	787.9	3.5	3.1
2021	147,435	535	154	51.1	297	\$4.6	\$11.4	\$65,565	2.3	787.0	3.6	3.2
2022	148,429	542	154	51.4	298	\$4.9	\$11.9	\$66,435	2.3	798.0	3.7	3.1
2023	149,450	548	155	51.7	304	\$5.1	\$12.4	\$67,206	2.3	801.8	3.8	3.1
2024	150,484	546	156	52.0	302	\$5.3	\$12.9	\$67,993	2.6	809.3	3.8	3.1
2025	151,518	536	157	52.3	290	\$5.5	\$13.5	\$68,576	2.8	814.8	3.9	3.1
2026	152,556	529	157	52.6	282	\$5.7	\$14.1	\$68,907	2.9	821.7	4.0	3.1
2027	153,598	523	158	52.9	273	\$5.9	\$14.6	\$69,195	2.9	828.1	4.0	3.1
2028	154,638	514	159	53.1	271	\$6.2	\$15.2	\$69,626	2.7	834.7	4.1	3.1
2029	155,678	504	160	53.4	266	\$6.4	\$15.8	\$70,177	2.5	841.1	4.2	3.1
2030	156,708	487	160	53.7	256	\$6.6	\$16.4	\$70,770	2.4	848.1	4.3	3.1
2031	157,733	473	161	53.9	248	\$6.8	\$17.1	\$71,391	2.3	854.7	4.4	3.1
2032	158,749	461	162	54.2	238	\$7.1	\$17.7	\$71,771	2.5	861.7	4.5	3.1
2033	159,758	447	163	54.4	229	\$7.3	\$18.4	\$72,532	2.1	868.6	4.6	3.1
2034	160,756	435	164	54.7	221	\$7.6	\$19.1	\$73,203	2.3	875.5	4.7	3.1
2035	161,737	421	164	54.9	213	\$7.9	\$19.9	\$73,842	2.4	882.8	4.8	3.1
2036	162,702	410	165	55.1	205	\$8.2	\$20.6	\$74,212	2.8	890.0	4.9	3.1
2037	163,642	398	166	55.3	197	\$8.5	\$21.5	\$74,553	2.9	897.2	5.0	3.1
2038	164,566	387	167	55.5	191	\$8.8	\$22.3	\$75,062	2.7	904.5	5.1	3.0
2039	165,461	376	168	55.7	186	\$9.1	\$23.2	\$75,457	2.9	912.0	5.2	3.0
2040	166,346	367	168	55.9	181	\$9.4	\$24.1	\$75,898	2.8	919.5	5.3	3.0
2041	167,211	357	169	56.1	177	\$9.7	\$25.0	\$76,457	2.6	927.0	5.4	3.0
2042	168,063	349	170	56.2	173	\$10.1	\$26.0	\$77,067	2.5	934.6	5.5	3.0
2043	168,898	340	170	56.4	169	\$10.5	\$27.0	\$77,727	2.4	942.4	5.6	3.0
2044	169,724	333	171	56.6	165	\$10.8	\$28.0	\$78,503	2.2	950.2	5.7	3.0
2045	170,540	324	172	56.7	160	\$11.2	\$29.0	\$79,120	2.4	958.3	5.8	3.0
2046	171,348	316	173	56.9	156	\$11.6	\$30.1	\$79,710	2.3	966.4	5.9	3.0
2047	172,151	311	173	57.1	153	\$12.0	\$31.2	\$80,297	2.6	974.5	5.9	3.0
2048	172,949	302	174	57.2	149	\$12.5	\$32.4	\$80,917	2.6	982.6	6.0	3.0
2049	173,733	295	174	57.4	145	\$12.9	\$33.7	\$81,572	2.7	991.0	6.1	3.0
2050	174,511	289	175	57.5	142	\$13.5	\$35.1	\$82,253	2.9	999.4	6.1	3.0

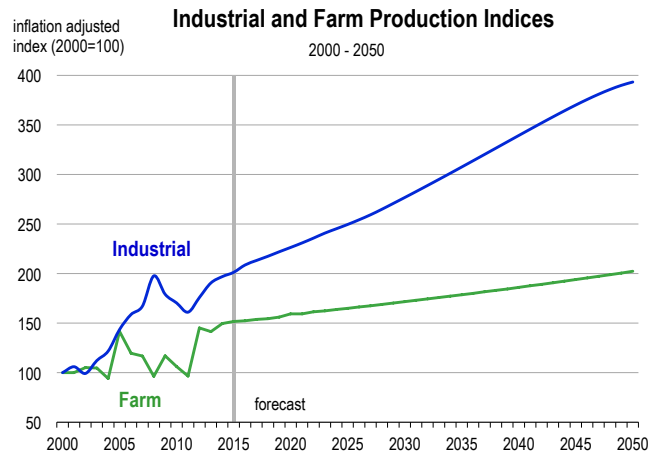
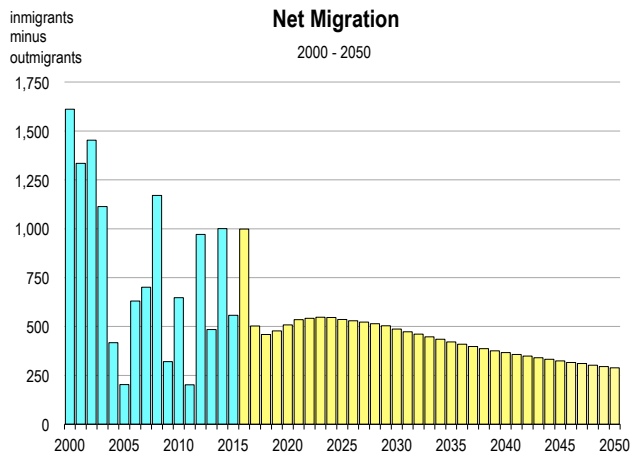
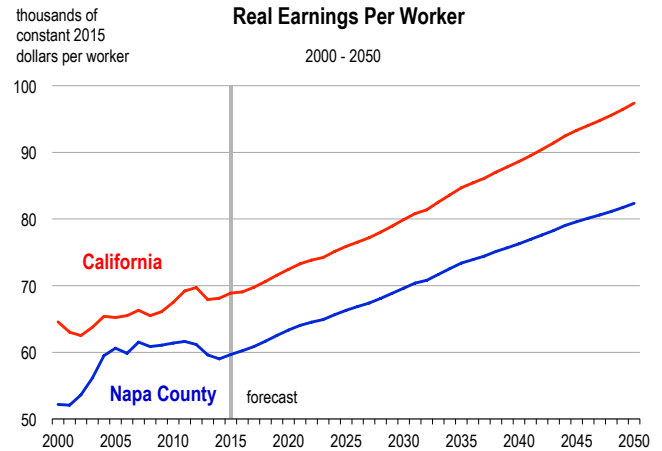
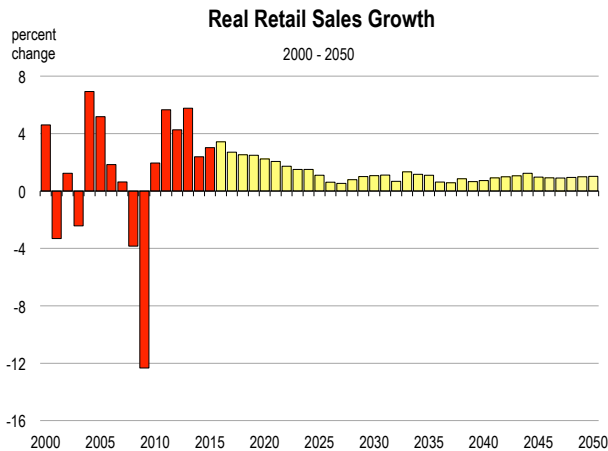


# Napa County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	65.5	4.67	2.6	10.7	1.5	7.3	2.3	5.3	0.6	9.0	9.3	10.4
2011	66.3	4.80	2.5	10.9	1.6	7.1	2.3	5.5	0.6	9.1	10.0	10.1
2012	68.5	4.81	2.7	11.2	1.8	7.3	2.3	6.1	0.5	9.4	10.7	9.9
2013	71.5	4.95	3.2	11.6	1.9	7.7	2.2	6.5	0.5	9.7	11.3	10.0
2014	73.7	4.94	3.7	12.1	2.0	7.9	2.3	6.6	0.5	9.9	11.9	10.0
2015	76.0	5.18	4.2	12.1	2.0	8.1	2.4	7.0	0.5	9.7	12.7	10.2
2016	77.5	5.20	4.3	12.3	2.0	8.2	2.4	7.4	0.5	9.9	13.0	10.2
2017	78.7	5.25	4.4	12.4	2.1	8.3	2.4	7.6	0.5	10.0	13.2	10.3
2018	79.5	5.26	4.4	12.5	2.1	8.4	2.4	7.8	0.5	10.1	13.5	10.3
2019	80.2	5.32	4.4	12.6	2.1	8.6	2.5	7.9	0.5	10.2	13.6	10.4
2020	80.9	5.42	4.4	12.6	2.2	8.6	2.5	8.1	0.5	10.3	13.6	10.4
2021	81.4	5.42	4.4	12.7	2.2	8.7	2.5	8.2	0.5	10.4	13.7	10.4
2022	81.9	5.48	4.4	12.7	2.2	8.8	2.5	8.4	0.5	10.5	13.7	10.5
2023	82.4	5.51	4.4	12.7	2.2	8.9	2.5	8.6	0.5	10.6	13.7	10.5
2024	82.9	5.56	4.4	12.7	2.3	9.0	2.5	8.7	0.5	10.7	13.7	10.5
2025	83.4	5.59	4.3	12.7	2.3	9.0	2.6	8.9	0.5	10.8	13.7	10.5
2026	83.9	5.63	4.3	12.7	2.3	9.1	2.6	9.1	0.5	10.9	13.8	10.6
2027	84.4	5.67	4.2	12.7	2.4	9.1	2.6	9.3	0.6	11.0	13.8	10.6
2028	84.9	5.72	4.2	12.7	2.4	9.2	2.6	9.5	0.6	11.1	13.9	10.6
2029	85.5	5.76	4.2	12.7	2.4	9.2	2.6	9.6	0.6	11.2	14.0	10.7
2030	86.1	5.80	4.2	12.7	2.5	9.3	2.6	9.8	0.6	11.3	14.2	10.7
2031	86.7	5.84	4.1	12.7	2.5	9.4	2.7	9.9	0.6	11.5	14.3	10.7
2032	87.2	5.89	4.1	12.6	2.5	9.4	2.7	10.1	0.6	11.6	14.4	10.8
2033	87.8	5.93	4.1	12.6	2.5	9.5	2.7	10.2	0.6	11.8	14.6	10.8
2034	88.4	5.97	4.0	12.6	2.6	9.5	2.7	10.4	0.6	11.9	14.7	10.8
2035	88.9	6.02	4.0	12.5	2.6	9.6	2.7	10.5	0.6	12.0	14.9	10.8
2036	89.4	6.06	4.0	12.5	2.6	9.6	2.7	10.6	0.6	12.2	15.0	10.9
2037	90.0	6.11	4.0	12.5	2.7	9.7	2.7	10.7	0.6	12.3	15.1	10.9
2038	90.5	6.16	4.0	12.4	2.7	9.7	2.7	10.9	0.6	12.4	15.3	10.9
2039	91.0	6.20	3.9	12.4	2.7	9.8	2.8	11.0	0.6	12.5	15.4	11.0
2040	91.5	6.25	3.9	12.3	2.7	9.8	2.8	11.1	0.6	12.7	15.6	11.0
2041	92.0	6.30	3.9	12.3	2.8	9.9	2.8	11.3	0.6	12.8	15.7	11.0
2042	92.5	6.34	3.9	12.2	2.8	10.0	2.8	11.4	0.6	12.9	15.9	11.1
2043	93.0	6.39	3.9	12.1	2.8	10.0	2.8	11.5	0.6	13.0	16.0	11.1
2044	93.5	6.44	3.9	12.0	2.8	10.1	2.8	11.7	0.6	13.1	16.2	11.1
2045	94.0	6.49	3.9	12.0	2.8	10.1	2.8	11.8	0.6	13.2	16.3	11.1
2046	94.5	6.55	3.9	11.9	2.9	10.2	2.8	11.9	0.6	13.3	16.5	11.2
2047	94.9	6.60	3.9	11.7	2.9	10.2	2.8	12.1	0.6	13.3	16.6	11.2
2048	95.4	6.65	3.9	11.6	2.9	10.3	2.9	12.2	0.7	13.4	16.8	11.2
2049	95.8	6.70	3.9	11.5	2.9	10.4	2.9	12.4	0.7	13.5	16.9	11.3
2050	96.2	6.75	3.9	11.3	2.9	10.4	2.9	12.5	0.7	13.6	17.1	11.3





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	12.6%
Expected job growth:	5.1%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.8%

Expected population growth:	3.1%
Net migration to account for:	55.6%
Expected growth in number of vehicles:	3.8%

### Demographics (2016)

Unemployment rate (April 2016):	3.9%
County rank* in California (58 counties):	6th
Working age (16-64) population:	63.3%

Population with B.A. or higher:	32.3%
Median home selling price (2015):	\$547,000
Median household income:	\$72,499

### Quality of Life

Violent crime rate (2014):	194 per 100,000 persons
County rank* in California (58 counties):	5th
Average commute time to work (2016):	25.0 minutes

High School drop out rate (2015):	11.5%
Households at/below poverty line (2016):	7.0%

\* The county ranked 1st corresponds to the lowest rate in California

# NEVADA COUNTY ECONOMIC FORECAST

Nevada County is located on the California-Nevada state border. Many of the largest employers in the county are related to tourism and recreation, including Soda Springs Ski Area, Sugar Bowl Ski Resort, and Boreal Mountain Resort.

Nevada County has a population of 97,900 people and a total of 30,800 wage and salary jobs. The per capita income is \$54,280 and the average salary per worker is \$48,969.

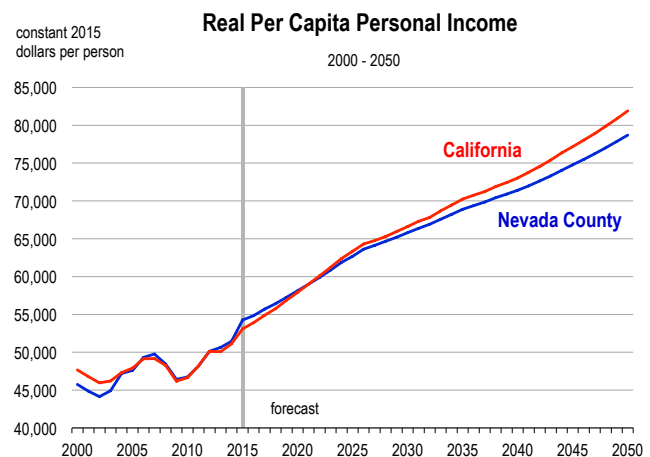
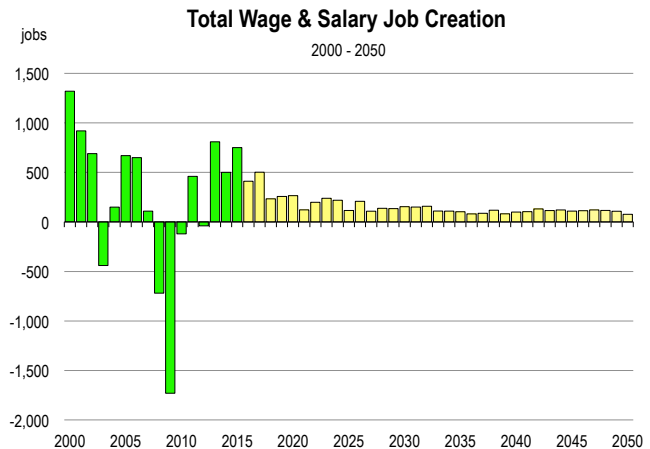
In 2015, a total of 750 wage and salary jobs were gained in Nevada County, representing a growth rate of 2.5 percent. In addition, the unemployment rate improved substantially, falling from 6.5 percent in 2014 to 5.5 percent in 2015.

During 2015, the largest employment gains were observed in government (+470 jobs), education and healthcare (+260 jobs), professional and business services (+80 jobs), and wholesale and retail trade (+50 jobs). The sectors with the largest losses were financial activities (-80 jobs), leisure and hospitality (-70 jobs), and manufacturing (-70 jobs).

The population of Nevada County declined slightly over the 2010-2015 period, falling by approximately 140 people per year. This was due to the natural decrease (deaths outnumbering births), which reduced the population by an average of 170 people per year. By contrast, the county gained an average of 30 people per year through net migration.

## FORECAST HIGHLIGHTS

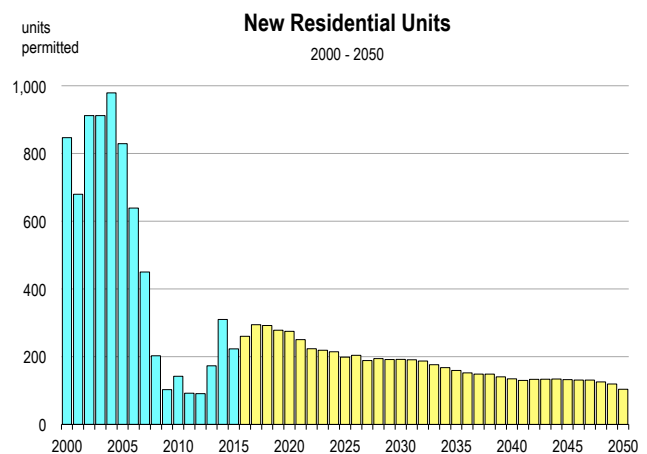
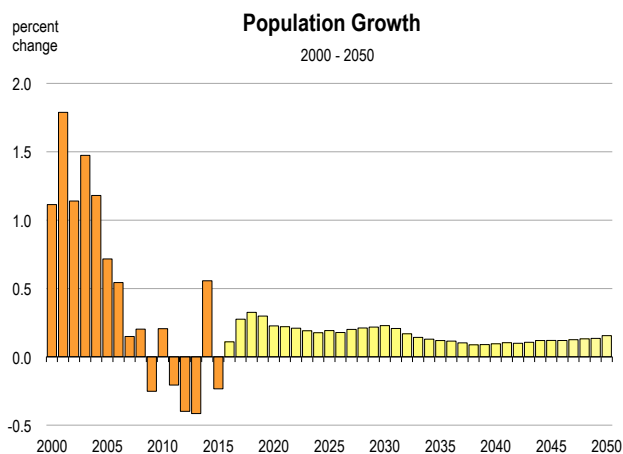
- Total wage and salary employment is expected to increase by 1.3 percent in 2016. From 2016 to 2021, growth will average 0.9 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Nevada County, inflation-adjusted salaries are expected to rise by an average of 1.9 percent per year during the 2016-2021 period.
- Between 2016 and 2021, the momentum for employment growth will be in government, leisure and hospitality, education and healthcare, and professional services. Together, these sectors will account for 85 percent of net job creation in the county.
- Population growth in the 2016-2021 period is expected to average 0.3 percent per year. All of this growth will be the result of net migration, as the county will continue to experience a natural decrease.
- Net migration will be positive throughout the forecast period. Between 2016 and 2021, approximately 410 net migrants will enter the county each year.
- Real per capita income is expected to rise by 1.0 percent in 2016. From 2016-2021, real per capita income is expected to increase by an average of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.4 percent per year between 2016 and 2021.
- Industrial production will increase by 1.1 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 1.6 percent per year.



# Nevada County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

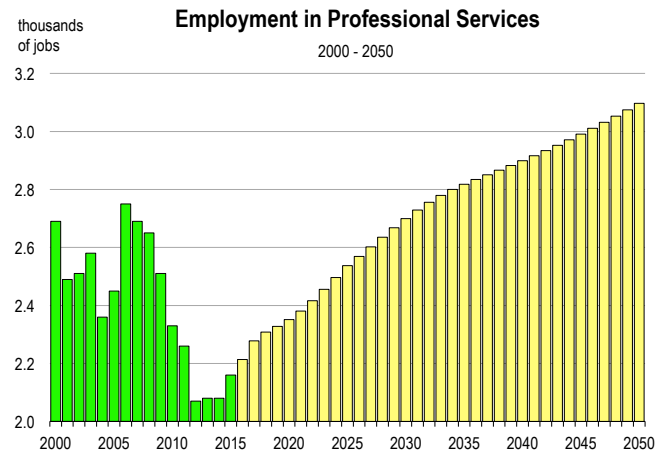
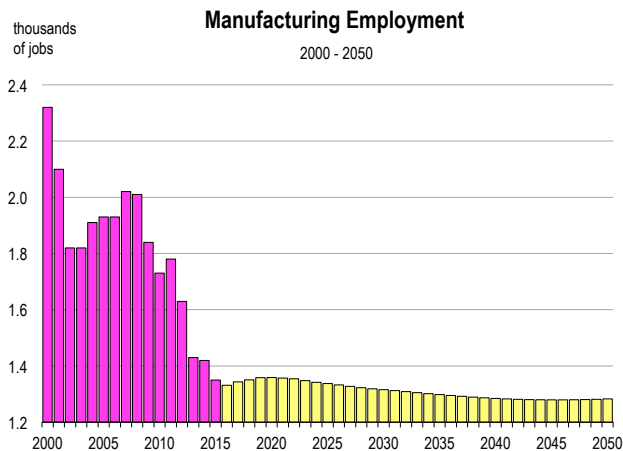
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	98,635	284	128.4	41.5	142	\$1.01	\$4.19	\$46,734	1.3	10.3	475.9	11.7
2011	98,431	-22	126.6	41.6	92	\$1.07	\$4.43	\$48,184	2.7	16.0	451.4	11.1
2012	98,038	-201	124.1	41.5	91	\$1.11	\$4.69	\$50,114	2.7	14.8	445.6	9.8
2013	97,632	-192	126.8	41.4	173	\$1.16	\$4.78	\$50,639	2.3	18.9	417.9	8.1
2014	98,175	647	128.1	41.3	310	\$1.22	\$4.98	\$51,434	2.8	21.7	409.1	6.5
2015	97,946	-96	130.4	41.2	223	\$1.29	\$5.32	\$54,280	2.6	23.6	395.8	5.5
2016	98,053	253	131.1	41.5	260	\$1.34	\$5.51	\$54,824	2.7	23.9	400.2	4.8
2017	98,323	416	131.7	41.7	295	\$1.38	\$5.80	\$55,710	3.4	23.8	407.2	4.6
2018	98,643	464	132.1	41.9	292	\$1.43	\$6.08	\$56,428	3.4	23.8	413.5	4.8
2019	98,938	439	132.4	42.2	278	\$1.48	\$6.37	\$57,263	3.0	23.8	421.2	4.9
2020	99,162	373	132.6	42.4	275	\$1.53	\$6.66	\$58,137	3.0	23.8	426.9	4.9
2021	99,380	374	132.7	42.6	251	\$1.58	\$6.96	\$59,006	2.9	23.9	432.9	4.9
2022	99,588	377	132.8	42.8	224	\$1.62	\$7.28	\$59,894	2.9	24.0	439.3	4.9
2023	99,778	369	132.9	43.0	219	\$1.67	\$7.60	\$60,866	2.8	24.0	445.3	4.9
2024	99,954	364	133.0	43.2	215	\$1.72	\$7.93	\$61,876	2.6	24.1	450.2	4.9
2025	100,146	384	133.1	43.4	199	\$1.78	\$8.24	\$62,691	2.5	24.1	455.7	4.8
2026	100,324	372	133.2	43.5	204	\$1.83	\$8.56	\$63,616	2.5	24.2	461.7	4.8
2027	100,526	397	133.3	43.7	189	\$1.88	\$8.88	\$64,134	2.9	24.2	468.6	4.8
2028	100,738	408	133.4	43.8	194	\$1.93	\$9.20	\$64,665	2.7	24.3	476.6	4.8
2029	100,957	414	133.5	44.0	192	\$1.99	\$9.51	\$65,219	2.5	24.3	485.6	4.8
2030	101,188	419	133.7	44.2	192	\$2.05	\$9.84	\$65,815	2.4	24.4	495.0	4.8
2031	101,398	388	133.9	44.3	191	\$2.12	\$10.15	\$66,394	2.3	24.4	504.7	4.7
2032	101,568	340	134.0	44.5	187	\$2.19	\$10.48	\$66,915	2.5	24.5	514.4	4.7
2033	101,713	302	134.2	44.6	176	\$2.27	\$10.81	\$67,588	2.1	24.5	524.3	4.7
2034	101,844	275	134.3	44.8	168	\$2.34	\$11.15	\$68,247	2.3	24.6	534.5	4.7
2035	101,966	252	134.4	44.9	159	\$2.41	\$11.52	\$68,896	2.4	24.6	545.0	4.7
2036	102,083	234	134.5	45.0	152	\$2.48	\$11.92	\$69,381	2.8	24.7	555.9	4.6
2037	102,188	207	134.6	45.1	149	\$2.55	\$12.33	\$69,843	2.9	24.7	567.0	4.6
2038	102,277	183	134.9	45.3	149	\$2.62	\$12.76	\$70,416	2.7	24.8	578.5	4.5
2039	102,369	174	135.2	45.4	141	\$2.69	\$13.20	\$70,897	2.9	24.8	590.3	4.5
2040	102,467	166	135.5	45.5	135	\$2.76	\$13.66	\$71,406	2.8	24.9	602.7	4.4
2041	102,573	158	135.9	45.6	130	\$2.82	\$14.11	\$71,981	2.6	24.9	615.5	4.4
2042	102,675	140	136.2	45.7	133	\$2.89	\$14.58	\$72,631	2.5	25.0	628.8	4.3
2043	102,784	132	136.6	45.8	134	\$2.96	\$15.06	\$73,307	2.4	25.1	642.7	4.3
2044	102,906	131	136.9	45.9	134	\$3.02	\$15.54	\$74,069	2.2	25.1	657.1	4.3
2045	103,030	119	137.2	46.0	132	\$3.09	\$16.05	\$74,767	2.4	25.2	672.1	4.2
2046	103,153	105	137.5	46.1	131	\$3.16	\$16.56	\$75,500	2.3	25.2	687.6	4.2
2047	103,282	97	137.7	46.3	131	\$3.23	\$17.10	\$76,254	2.3	25.3	703.7	4.2
2048	103,418	90	137.9	46.4	126	\$3.30	\$17.66	\$77,033	2.3	25.4	720.4	4.2
2049	103,558	81	138.1	46.5	119	\$3.37	\$18.26	\$77,870	2.3	25.4	737.8	4.2
2050	103,718	92	138.3	46.6	104	\$3.45	\$18.87	\$78,697	2.3	25.5	755.9	4.1



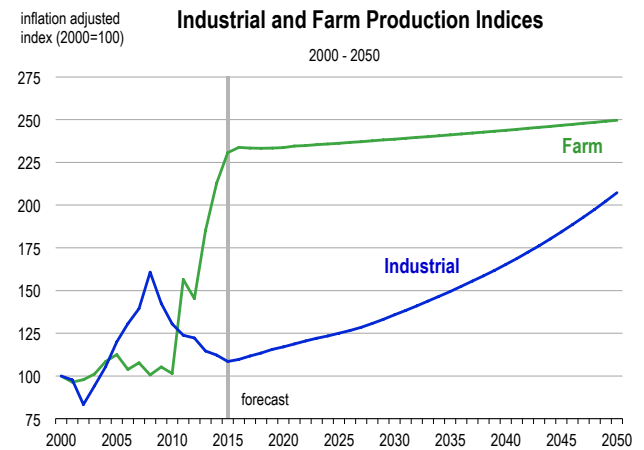
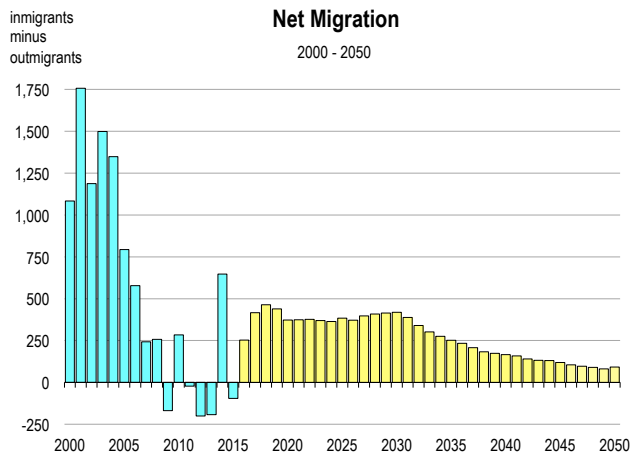
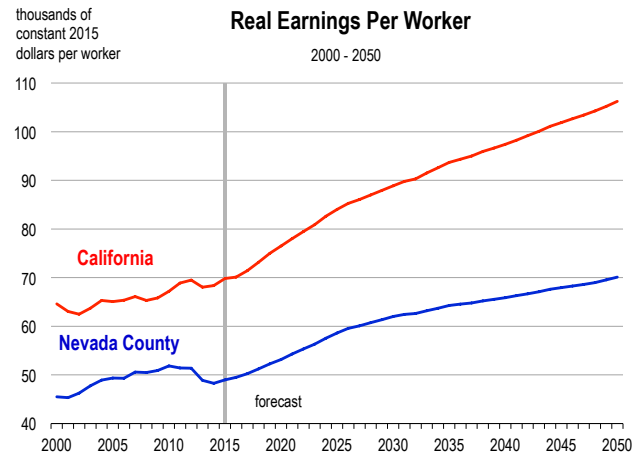
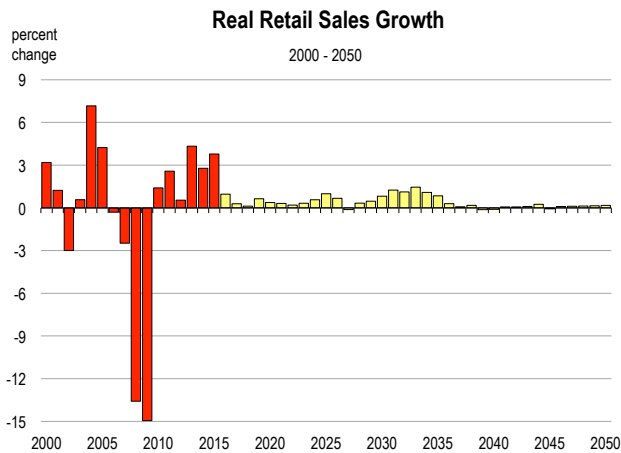
# Nevada County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	28.27	0.08	2.08	1.73	0.44	4.04	1.36	2.33	0.33	4.29	4.38	6.16
2011	28.73	0.09	2.20	1.78	0.45	4.09	1.35	2.26	0.30	4.50	4.48	6.13
2012	28.69	0.09	2.34	1.63	0.48	4.13	1.42	2.07	0.30	4.67	4.36	5.95
2013	29.50	0.07	2.49	1.43	0.49	4.18	1.48	2.08	0.30	4.99	4.56	5.97
2014	30.00	0.07	2.70	1.42	0.48	4.20	1.34	2.08	0.30	5.03	4.62	6.09
2015	30.75	0.08	2.70	1.35	0.47	4.25	1.26	2.16	0.29	5.29	4.55	6.56
2016	31.16	0.08	2.73	1.33	0.47	4.29	1.25	2.21	0.30	5.31	4.69	6.70
2017	31.66	0.08	2.81	1.34	0.47	4.30	1.26	2.28	0.30	5.37	4.79	6.82
2018	31.90	0.08	2.81	1.35	0.47	4.31	1.26	2.31	0.30	5.42	4.87	6.86
2019	32.15	0.08	2.78	1.36	0.46	4.32	1.27	2.33	0.31	5.47	4.93	6.97
2020	32.42	0.08	2.77	1.36	0.46	4.32	1.27	2.35	0.31	5.52	4.99	7.07
2021	32.54	0.08	2.72	1.36	0.46	4.33	1.28	2.38	0.31	5.56	5.04	7.10
2022	32.74	0.08	2.66	1.35	0.45	4.34	1.28	2.42	0.32	5.59	5.10	7.20
2023	32.98	0.08	2.65	1.35	0.45	4.34	1.29	2.46	0.32	5.63	5.15	7.27
2024	33.20	0.08	2.64	1.34	0.44	4.35	1.30	2.50	0.32	5.67	5.19	7.35
2025	33.31	0.08	2.61	1.34	0.44	4.36	1.30	2.54	0.33	5.70	5.20	7.38
2026	33.52	0.08	2.63	1.33	0.44	4.38	1.31	2.57	0.33	5.73	5.22	7.46
2027	33.63	0.08	2.59	1.33	0.43	4.38	1.32	2.60	0.33	5.77	5.22	7.51
2028	33.77	0.08	2.60	1.32	0.43	4.38	1.32	2.64	0.33	5.80	5.22	7.54
2029	33.90	0.08	2.59	1.32	0.43	4.39	1.33	2.67	0.34	5.83	5.22	7.58
2030	34.06	0.08	2.60	1.32	0.43	4.40	1.33	2.70	0.34	5.85	5.23	7.63
2031	34.21	0.08	2.59	1.31	0.42	4.42	1.34	2.73	0.34	5.87	5.25	7.66
2032	34.37	0.08	2.59	1.31	0.42	4.44	1.34	2.76	0.35	5.89	5.26	7.72
2033	34.48	0.08	2.56	1.31	0.42	4.46	1.35	2.78	0.35	5.91	5.28	7.75
2034	34.59	0.08	2.54	1.30	0.42	4.48	1.35	2.80	0.35	5.93	5.29	7.78
2035	34.69	0.08	2.52	1.30	0.42	4.49	1.36	2.82	0.35	5.95	5.30	7.81
2036	34.77	0.08	2.51	1.30	0.41	4.50	1.36	2.83	0.36	5.97	5.31	7.82
2037	34.86	0.08	2.50	1.29	0.41	4.51	1.37	2.85	0.36	6.00	5.32	7.83
2038	34.98	0.08	2.50	1.29	0.41	4.51	1.37	2.87	0.36	6.02	5.33	7.86
2039	35.06	0.08	2.48	1.29	0.41	4.51	1.37	2.88	0.36	6.05	5.34	7.88
2040	35.16	0.08	2.47	1.28	0.41	4.51	1.38	2.90	0.37	6.08	5.35	7.90
2041	35.26	0.08	2.46	1.28	0.40	4.51	1.38	2.92	0.37	6.11	5.36	7.92
2042	35.39	0.08	2.47	1.28	0.40	4.51	1.39	2.93	0.37	6.14	5.38	7.94
2043	35.51	0.08	2.47	1.28	0.40	4.52	1.39	2.95	0.38	6.18	5.39	7.95
2044	35.63	0.08	2.47	1.28	0.40	4.52	1.39	2.97	0.38	6.21	5.41	7.96
2045	35.74	0.08	2.47	1.28	0.40	4.52	1.40	2.99	0.38	6.25	5.42	7.96
2046	35.85	0.08	2.47	1.28	0.40	4.52	1.40	3.01	0.38	6.29	5.44	7.96
2047	35.97	0.08	2.47	1.28	0.40	4.53	1.41	3.03	0.39	6.33	5.45	7.96
2048	36.09	0.08	2.45	1.28	0.40	4.53	1.41	3.05	0.39	6.37	5.46	7.97
2049	36.20	0.08	2.44	1.28	0.40	4.53	1.41	3.07	0.39	6.41	5.48	7.98
2050	36.28	0.08	2.40	1.28	0.40	4.54	1.42	3.10	0.40	6.44	5.49	7.98







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	1.8%
Expected job growth:	4.4%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	9.1%

Expected population growth:	1.4%
Net migration to account for:	100%
Expected growth in number of vehicles:	1.3%

### Demographic (2016)

Unemployment rate (April 2016):	4.7%
County rank* in California (58 counties):	15th
Working age (16-64) population:	61.2%

Population with B.A. or higher:	32.1%
Median home selling price (2015):	\$358,000
Median household income:	\$59,004

### Quality of Life

Violent crime rate (2014):	314 per 100,000 persons
County rank* in California (58 counties):	21st
Average commute time to work (2016):	26.0 minutes

High School drop out rate (2015):	N/A**
Households at/below poverty line (2016):	8.8%

\* The county ranked 1st corresponds to the lowest rate in California

\*\* Reliable data not available for Nevada County

# ORANGE COUNTY ECONOMIC FORECAST

Orange County has a population of 3.2 million people and is the third largest county in California, behind neighboring Los Angeles and San Diego counties. There are approximately 1.5 million wage and salary jobs located in Orange County. The per capita income is \$58,878, and the average salary per worker is \$67,883.

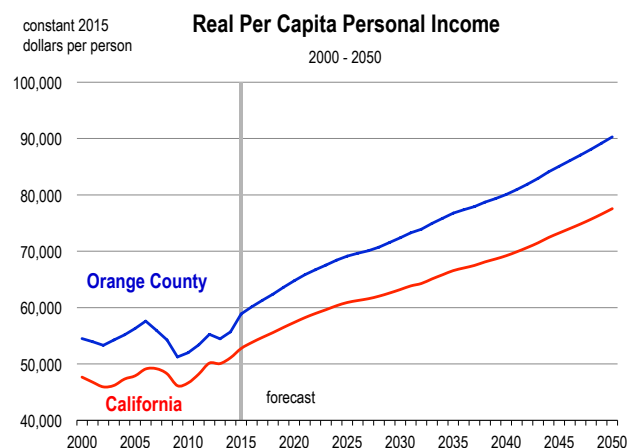
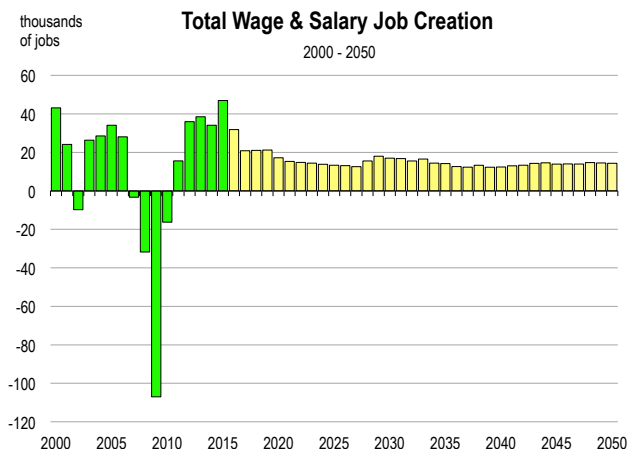
Across Southern California, employment increased by 2.6 percent in 2015. In Orange County, 46,900 jobs were gained, representing a growth rate of 3.1 percent. The unemployment rate in Orange County improved from 5.5 percent in 2014 to 4.5 percent in 2015.

During 2015, the largest employment gains were observed in leisure and hospitality (+9,500 jobs), professional and business services (+8,800 jobs), construction (+8,400 jobs), and education and healthcare (+8,000 jobs). The only sectors with losses were manufacturing (-500 jobs) and agriculture (-300 jobs).

Between 2010 and 2015, the Orange County population grew at an annual average rate of 1.0 percent. A substantial portion of this growth was due to net migration, as a strong professional job market drew people to the region.

## FORECAST HIGHLIGHTS

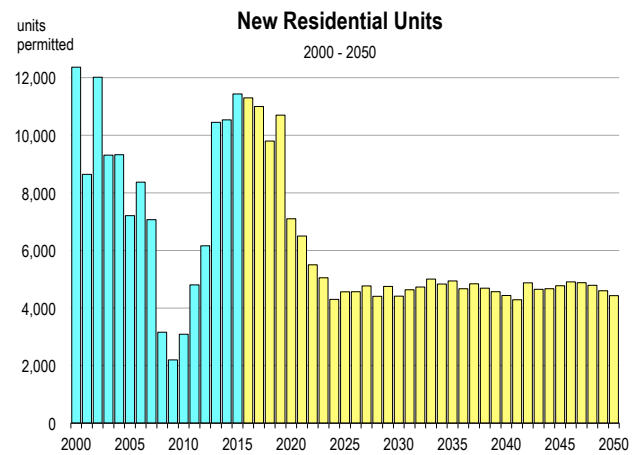
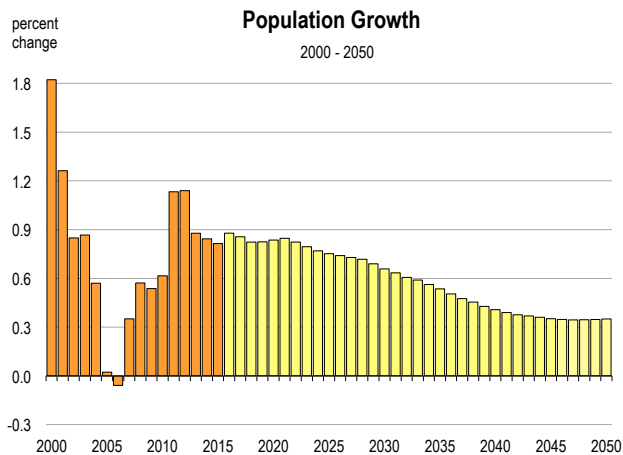
- In 2016, total wage and salary employment will increase by 2.1 percent. Between 2016 and 2021, employment growth is expected to average 1.2 percent per year.
- Average salaries are slightly below the California State average. Over the 2016-2021 period, average salaries in Orange County will increase by 1.0 percent per year.
- The professional services sector will remain a primary driver of growth in the Orange County labor market, adding 21,300 jobs between 2016 and 2021. Other industries with strong growth will be health and education (+17,800 jobs), leisure and hospitality (+13,000 jobs), and construction (+11,400 jobs).
- Population growth will remain near current rates through 2021, averaging 0.8 percent annually. Net migration will be strong, averaging 7,000 individuals each year.
- Between 2016 and 2021, an average of 9,400 housing permits will be issued each year. Approximately 2,000 units will be constructed north of Lake Forrest, and about 14,000 homes will be built east of Laguna Niguel.
- Personal income per capita, adjusted for inflation, is expected to increase by 2.2 percent in 2016. Over the 2016-2021 period, income per capita will rise by an average of 1.8 percent per year.
- Total taxable sales, adjusted for inflation, will increase by 1.9 percent per year between 2016 and 2021.
- Industrial production will rise by 2.0 percent in 2016, and will grow at an average annual rate of 1.8 percent per year between 2016 and 2021.



# Orange County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

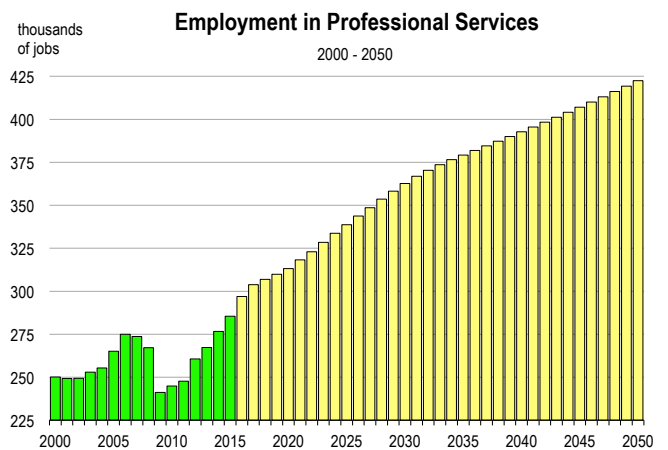
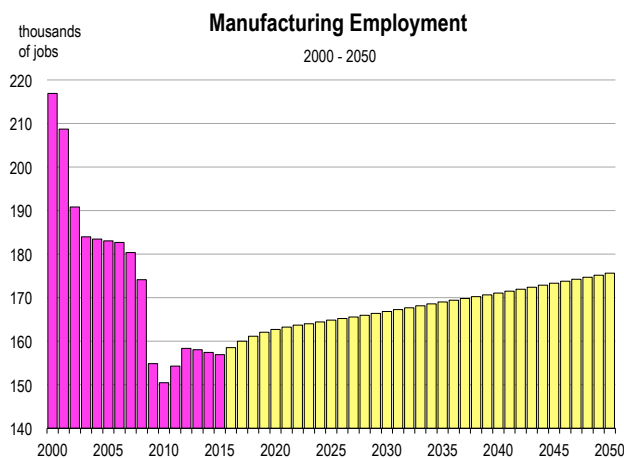
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	3,017,299	-4,134	2.52	990.1	3,091	\$47.7	\$144.9	\$52,003	1.2	162.8	33.5	9.7
2011	3,051,472	13,575	2.52	994.0	4,807	\$51.7	\$154.5	\$53,399	2.7	153.9	33.5	9.0
2012	3,086,260	14,747	2.54	996.1	6,163	\$55.2	\$165.0	\$55,256	2.0	140.9	35.1	7.9
2013	3,113,370	8,274	2.62	999.8	10,453	\$57.6	\$165.9	\$54,480	1.1	140.1	35.6	6.5
2014	3,139,615	6,697	2.72	1,006.2	10,533	\$59.7	\$173.3	\$55,701	1.3	133.5	35.6	5.5
2015	3,165,203	5,128	2.78	1,012.4	11,433	\$61.1	\$186.4	\$58,878	0.9	128.9	35.7	4.5
2016	3,193,005	7,529	2.81	1,022.2	11,300	\$63.8	\$195.6	\$60,149	1.9	124.7	36.5	3.8
2017	3,220,337	7,032	2.84	1,032.5	11,000	\$67.3	\$207.0	\$61,291	3.0	119.5	37.1	3.6
2018	3,246,852	6,154	2.87	1,042.5	9,800	\$70.6	\$218.6	\$62,379	2.9	114.5	37.7	3.5
2019	3,273,635	6,360	2.90	1,051.4	10,700	\$73.2	\$228.4	\$63,619	1.6	109.5	38.5	3.4
2020	3,300,999	7,009	2.93	1,061.1	7,100	\$75.5	\$238.2	\$64,748	1.6	103.7	39.2	3.4
2021	3,328,949	7,708	2.95	1,067.6	6,500	\$77.9	\$248.2	\$65,835	1.6	98.1	39.9	3.5
2022	3,356,366	7,247	2.98	1,073.5	5,500	\$80.1	\$257.8	\$66,727	1.6	93.0	40.6	3.4
2023	3,383,045	6,667	3.00	1,078.5	5,050	\$82.4	\$267.3	\$67,545	1.6	87.8	41.4	3.4
2024	3,409,073	6,232	3.02	1,083.1	4,300	\$84.9	\$278.1	\$68,434	1.9	82.3	42.1	3.4
2025	3,434,714	6,160	3.05	1,087.0	4,562	\$87.4	\$289.1	\$69,152	2.1	77.2	42.8	3.4
2026	3,460,138	6,295	3.07	1,091.2	4,565	\$89.9	\$299.9	\$69,654	2.2	72.1	43.6	3.4
2027	3,485,352	6,513	3.09	1,095.3	4,767	\$92.7	\$310.7	\$70,101	2.2	67.0	44.4	3.4
2028	3,510,369	6,800	3.12	1,099.7	4,407	\$95.8	\$322.1	\$70,738	2.0	61.8	45.3	3.4
2029	3,534,579	6,405	3.14	1,103.7	4,750	\$99.0	\$334.0	\$71,544	1.8	56.6	46.3	3.3
2030	3,557,848	5,952	3.17	1,108.0	4,412	\$102.5	\$346.0	\$72,389	1.7	51.6	47.4	3.4
2031	3,580,404	5,646	3.19	1,112.0	4,633	\$106.5	\$358.2	\$73,264	1.6	46.7	48.4	3.4
2032	3,602,103	5,166	3.22	1,116.2	4,729	\$110.7	\$370.0	\$73,892	1.8	42.1	49.5	3.4
2033	3,623,351	5,127	3.24	1,120.5	5,005	\$115.1	\$382.8	\$74,927	1.4	37.7	50.7	3.4
2034	3,643,732	4,795	3.26	1,125.1	4,833	\$119.3	\$396.0	\$75,853	1.6	33.5	51.9	3.4
2035	3,663,240	4,555	3.28	1,129.5	4,940	\$123.6	\$409.8	\$76,755	1.7	29.5	53.1	3.4
2036	3,681,723	4,129	3.30	1,134.0	4,669	\$127.6	\$423.8	\$77,353	2.1	25.7	54.3	3.4
2037	3,699,229	3,807	3.32	1,138.2	4,840	\$131.6	\$438.5	\$77,922	2.2	22.1	55.6	3.4
2038	3,716,031	3,738	3.34	1,142.6	4,689	\$135.6	\$453.8	\$78,704	2.0	18.6	56.9	3.4
2039	3,731,926	3,416	3.36	1,146.9	4,567	\$139.5	\$469.7	\$79,357	2.2	15.4	58.2	3.4
2040	3,747,134	3,314	3.38	1,151.0	4,435	\$143.4	\$485.9	\$80,072	2.1	12.4	59.6	3.4
2041	3,761,741	3,252	3.40	1,155.1	4,286	\$147.4	\$502.6	\$80,942	1.9	9.6	61.0	3.4
2042	3,775,884	3,291	3.42	1,159.0	4,874	\$151.3	\$519.6	\$81,890	1.8	6.9	62.5	3.4
2043	3,789,817	3,497	3.43	1,163.4	4,650	\$155.2	\$537.2	\$82,917	1.7	4.5	64.0	3.4
2044	3,803,488	3,656	3.45	1,167.6	4,670	\$159.2	\$555.1	\$84,096	1.5	2.6	65.6	3.3
2045	3,816,875	3,755	3.47	1,171.9	4,773	\$163.1	\$573.4	\$85,096	1.7	0.4	67.2	3.3
2046	3,830,136	4,004	3.49	1,176.2	4,908	\$166.8	\$591.4	\$86,071	1.6	3.6	68.9	3.3
2047	3,843,333	4,209	3.51	1,180.7	4,879	\$171.2	\$611.7	\$87,050	1.9	0.2	70.6	3.3
2048	3,856,614	4,557	3.53	1,185.1	4,789	\$175.7	\$633.0	\$88,092	1.9	0.9	72.4	3.3
2049	3,869,996	4,919	3.55	1,189.5	4,599	\$180.5	\$656.0	\$89,176	2.0	3.6	74.2	3.3
2050	3,883,550	5,345	3.57	1,193.7	4,429	\$185.8	\$681.3	\$90,296	2.2	9.2	76.0	3.3

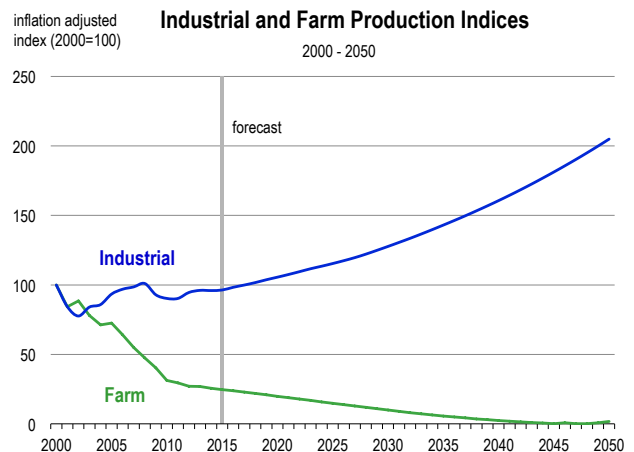
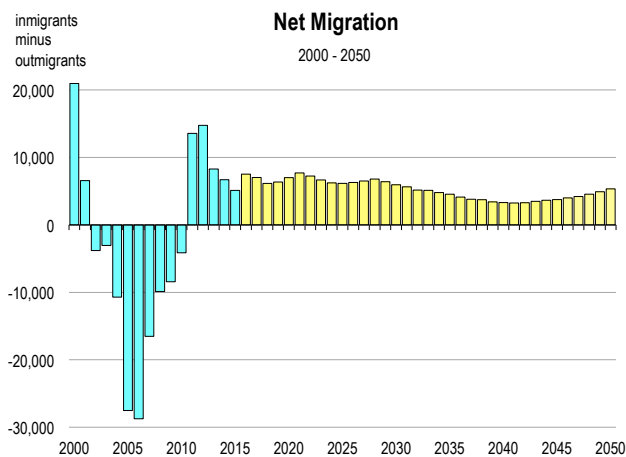
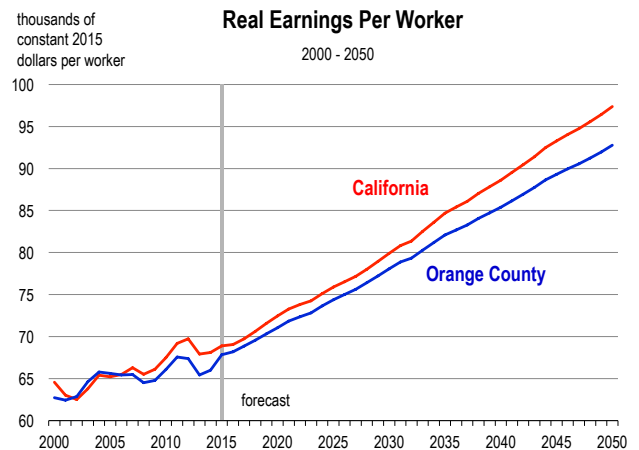
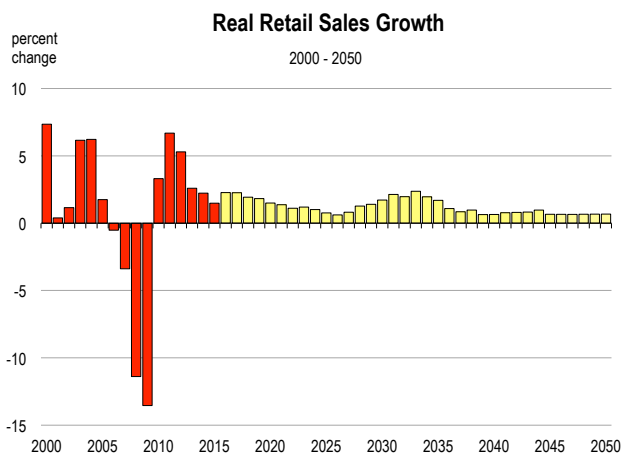


# Orange County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)-----											
2010	1,374.1	3.73	68.0	150.5	26.7	219.1	103.5	244.9	24.8	169.1	168.6	152.3
2011	1,389.6	3.22	69.2	154.3	27.5	219.9	104.8	247.7	23.8	172.0	174.0	149.3
2012	1,425.6	2.80	71.3	158.3	28.0	221.2	108.3	260.6	24.3	177.0	180.6	147.9
2013	1,464.1	2.91	76.8	158.0	27.5	224.9	113.1	267.3	25.0	186.0	187.8	148.7
2014	1,498.2	2.75	82.0	157.4	26.5	229.3	113.6	276.6	24.5	190.8	194.5	152.2
2015	1,545.2	2.48	90.4	156.9	26.9	232.2	116.8	285.4	25.5	198.8	204.0	156.2
2016	1,577.0	2.44	95.0	158.5	26.7	235.6	118.8	297.0	26.7	203.6	208.0	153.6
2017	1,597.9	2.40	97.0	160.0	26.5	239.1	118.7	303.8	27.6	206.6	211.2	153.0
2018	1,618.9	2.35	100.6	161.2	26.4	241.6	120.4	306.9	28.2	210.1	214.2	154.3
2019	1,640.2	2.31	105.4	162.1	26.4	243.9	122.8	309.9	28.7	213.8	216.6	154.8
2020	1,657.4	2.26	107.3	162.7	26.5	245.8	124.0	313.2	29.2	217.6	218.8	155.9
2021	1,672.7	2.22	106.4	163.3	26.7	247.6	125.2	318.3	29.7	221.4	220.9	156.4
2022	1,687.5	2.17	105.6	163.7	26.8	249.0	126.9	323.0	30.1	225.3	222.8	156.8
2023	1,702.0	2.13	103.8	164.0	26.9	250.4	128.4	328.4	30.5	229.4	224.6	157.3
2024	1,715.8	2.08	102.6	164.4	27.0	251.9	129.4	333.7	30.8	232.8	226.5	157.4
2025	1,729.1	2.03	101.7	164.9	27.1	253.1	130.6	338.7	31.2	236.0	228.4	157.7
2026	1,742.3	1.99	100.8	165.2	27.2	254.2	132.0	343.8	31.6	239.1	230.1	157.8
2027	1,754.9	1.94	99.4	165.6	27.3	255.4	133.4	348.6	32.0	242.3	231.7	157.9
2028	1,770.4	1.90	99.7	166.0	27.3	257.1	135.0	353.6	32.4	245.4	233.7	158.2
2029	1,788.5	1.85	101.6	166.4	27.4	258.8	137.1	358.2	32.8	248.6	236.0	158.8
2030	1,805.5	1.81	102.6	166.8	27.6	260.8	138.4	362.7	33.2	251.9	238.4	159.5
2031	1,822.3	1.76	103.6	167.3	27.7	263.2	139.5	366.9	33.6	255.2	240.9	160.2
2032	1,837.8	1.72	105.0	167.7	27.9	265.4	140.3	370.4	34.0	258.4	243.1	160.6
2033	1,854.4	1.67	105.6	168.1	28.1	267.9	141.6	373.6	34.4	261.7	245.9	161.6
2034	1,868.8	1.63	105.1	168.6	28.4	270.1	142.9	376.5	34.8	264.9	248.6	162.4
2035	1,883.0	1.59	104.5	169.0	28.7	272.1	144.5	379.2	35.2	268.2	251.2	163.1
2036	1,895.7	1.56	103.8	169.4	29.1	273.6	145.9	381.9	35.6	271.5	253.5	163.3
2037	1,908.0	1.52	103.1	169.8	29.5	274.9	147.3	384.6	35.9	274.8	255.7	163.4
2038	1,921.4	1.48	102.6	170.2	30.0	276.4	148.8	387.3	36.3	278.1	258.2	163.8
2039	1,933.7	1.45	101.8	170.7	30.5	277.5	150.1	390.0	36.7	281.4	260.5	163.9
2040	1,946.1	1.42	101.0	171.1	31.0	278.6	151.3	392.8	37.1	284.8	262.9	164.1
2041	1,959.1	1.39	100.1	171.5	31.6	279.9	152.5	395.5	37.5	288.1	265.6	164.6
2042	1,972.5	1.36	99.5	172.0	32.2	281.2	153.4	398.3	37.9	291.5	268.3	165.2
2043	1,986.8	1.33	99.1	172.4	32.9	282.5	154.7	401.2	38.3	294.8	271.1	165.8
2044	2,001.4	1.31	98.3	172.9	33.6	283.9	156.0	404.1	38.7	298.1	274.2	166.8
2045	2,015.3	1.29	97.7	173.3	34.4	285.1	157.0	407.1	39.1	301.5	277.0	167.5
2046	2,029.3	1.28	97.2	173.8	35.2	286.3	158.0	410.1	39.5	304.9	279.9	168.2
2047	2,043.3	1.26	96.7	174.2	36.1	287.4	158.7	413.1	39.9	308.3	282.7	168.9
2048	2,058.0	1.25	96.1	174.7	36.9	288.6	159.9	416.2	40.3	311.8	285.6	169.6
2049	2,072.5	1.25	95.4	175.2	37.8	289.8	160.9	419.3	40.7	315.3	288.7	170.3
2050	2,086.9	1.26	94.5	175.6	38.8	291.0	161.6	422.5	41.0	318.9	291.8	171.0





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	9.2%
Expected job growth:	6.1%
Fastest growing jobs sector:	Construction
Expected personal income growth:	14.1%

Expected population growth:	4.3%
Net migration to account for:	25.2%
Expected growth in number of vehicles:	4.9%

### Demographics (2016)

Unemployment rate (April 2016):	4.3%
County rank* in California (58 counties):	6th
Working age (16-64) population:	66.4%

Population with B.A. or higher:	37.0%
Median home selling price (2015):	\$609,250
Median household income:	\$77,390

### Quality of Life

Violent crime rate (2014):	192 per 100,000 persons
County rank * in California (58 counties):	4th
Average commute time to work (2016):	29.0 minutes

High school drop out rate (2015):	7.5%
Households at/below poverty line (2016):	9.6%

\* The county ranked 1st corresponds to the lowest rate in California

# PLACER COUNTY ECONOMIC FORECAST

Rising from 100 feet above sea level on its western border to over 9,000 feet in the eastern Sierra Mountain range, Placer County is located in the northern portion of the Sacramento Valley and has an eastern border that touches the Nevada state line. Placer County has a population of 371,600 people and approximately 148,700 wage and salary jobs. The per capita income in Placer County is \$56,830 and the average salary per worker is \$59,866.

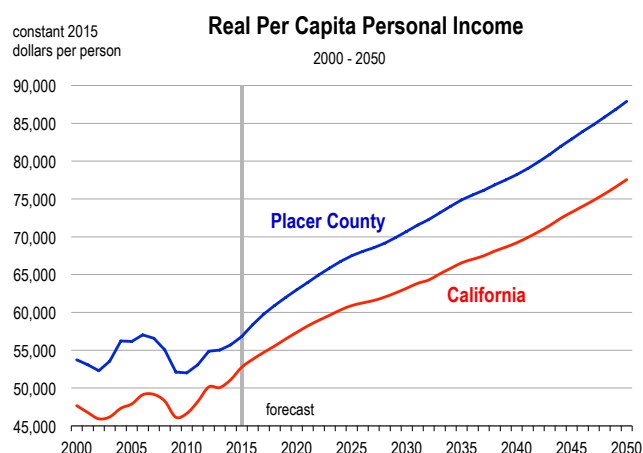
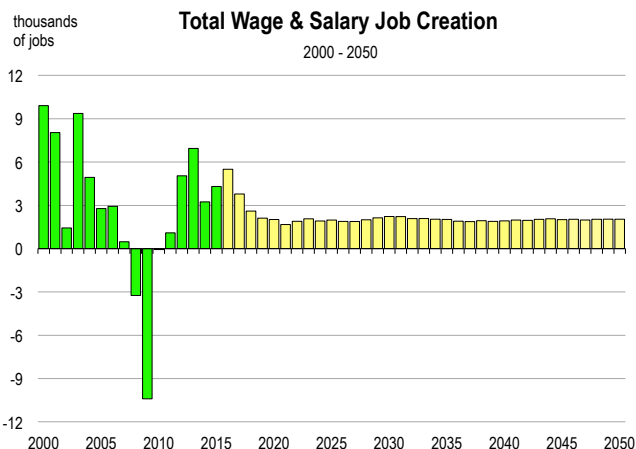
Employment across Northern California increased by 3.3 percent in 2015, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.5 percent. In Placer County, 4,300 wage and salary jobs were created, representing a growth rate of 3.0 percent. The unemployment rate improved markedly, falling from 6.2 percent in 2014 to 5.0 percent in 2015.

During 2015, the largest employment gains were observed in education and healthcare (+1,100 jobs), construction (+1,000 jobs), wholesale and retail trade (+540 jobs), and financial activities (+470 jobs). Declines were not observed in any major sector.

Over the 2010-2015 period, the Placer County population increased at a rate of 1.2 percent per year. This growth was largely due to net migration, as an average of 3,400 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

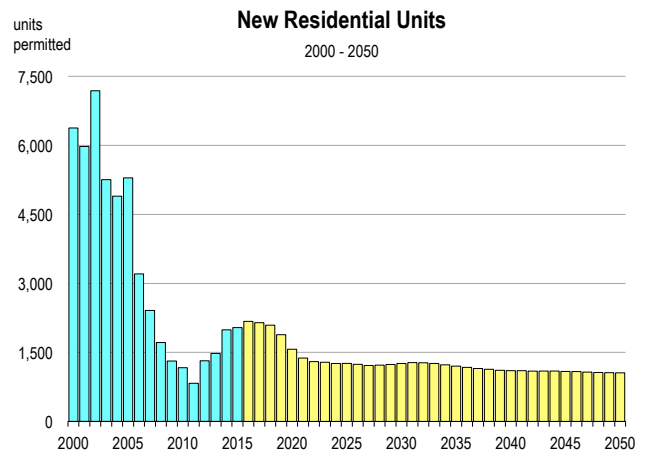
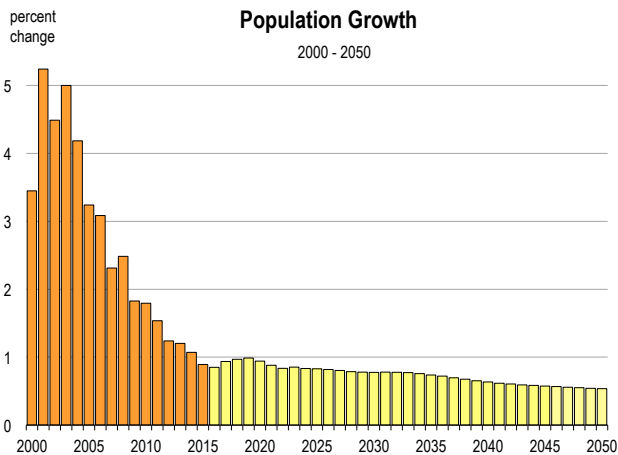
- Job growth will accelerate in 2016, as total employment increases by 3.7 percent. Between 2016 and 2021, growth will average 1.5 percent per year.
- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Placer County, inflation-adjusted salaries are forecasted to rise by 1.1 percent per year between 2016 and 2021.
- Over the next five years, employment growth will be greatest in leisure and hospitality, professional and business services, education and healthcare, and wholesale and retail trade. Combined, these sectors will account for 83 percent of net job creation in the county.
- Annual population growth in the 2016-2021 period will average 0.9 percent per year. The vast majority of this growth will be the result of in-migration. An average of 2,800 net migrants will enter the county each year, accounting for 77 percent of total population growth.
- Over the 2016-2021 period, an average of 1,900 new housing permits will be issued each year. The largest development project will be located in the far southwestern corner of the county, and will produce approximately 14,000 homes. Construction will likely begin this year or next, but complete build-out will extend beyond the year 2021.
- Real per capita income is expected to increase by 2.7 percent in 2016. During the 2016-2021 period, real per capita income growth will average 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 4.1 percent per year between 2016 and 2021 – faster than almost any other county in the state.
- Industrial production will increase by 1.7 percent in 2016. From 2016 to 2021, industrial production is projected to rise by 2.5 percent per year.



# Placer County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

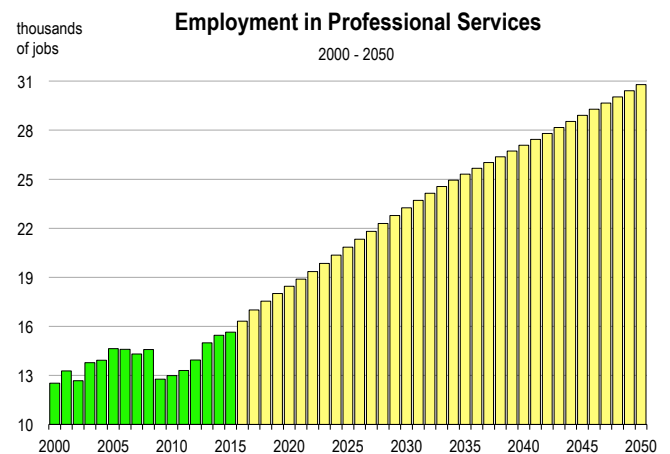
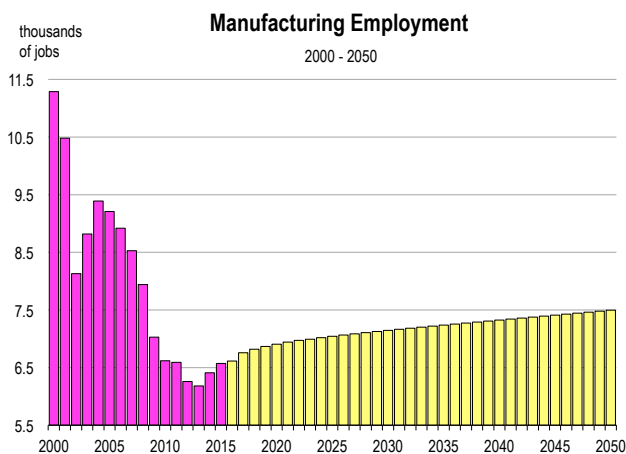
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	350,255	4,832	376	132.7	1,169	\$6.02	\$16.6	\$52,006	1.3	67.1	1.8	11.6
2011	355,640	4,304	379	133.6	829	\$6.57	\$17.6	\$53,086	2.7	66.6	1.6	10.8
2012	360,043	3,478	380	134.4	1,320	\$7.07	\$18.9	\$54,887	2.7	73.1	1.6	9.4
2013	364,372	3,473	395	135.5	1,476	\$7.72	\$19.4	\$55,024	2.3	75.9	1.6	7.7
2014	368,274	3,072	401	136.7	1,991	\$8.10	\$20.2	\$55,717	2.8	75.3	1.7	6.2
2015	371,558	2,486	411	138.0	2,038	\$8.65	\$21.1	\$56,830	2.6	77.2	1.7	5.0
2016	374,718	2,483	419	139.9	2,175	\$9.36	\$22.5	\$58,372	2.5	76.7	1.8	4.3
2017	378,227	2,799	425	141.8	2,146	\$10.22	\$24.1	\$59,804	3.6	77.0	1.8	4.0
2018	381,890	2,899	430	143.8	2,092	\$10.90	\$25.3	\$60,929	3.5	77.5	1.9	4.0
2019	385,660	2,928	434	145.6	1,885	\$11.56	\$26.5	\$61,983	2.3	77.9	1.9	3.9
2020	389,292	2,714	438	147.3	1,569	\$12.22	\$27.8	\$62,993	2.3	78.2	1.9	3.9
2021	392,720	2,470	442	148.7	1,378	\$12.90	\$29.1	\$63,974	2.3	78.5	2.0	4.0
2022	396,001	2,281	445	150.0	1,300	\$13.55	\$30.4	\$64,939	2.3	78.7	2.0	3.9
2023	399,380	2,358	449	151.2	1,287	\$14.20	\$31.7	\$65,871	2.3	78.9	2.1	3.9
2024	402,708	2,298	453	152.3	1,259	\$14.91	\$33.2	\$66,740	2.6	79.1	2.1	3.9
2025	406,045	2,300	457	153.4	1,261	\$15.61	\$34.7	\$67,495	2.8	79.3	2.2	3.9
2026	409,366	2,281	460	154.6	1,242	\$16.29	\$36.3	\$68,066	2.9	79.5	2.2	3.9
2027	412,658	2,254	464	155.7	1,216	\$16.96	\$37.8	\$68,561	2.9	79.7	2.3	3.9
2028	415,904	2,224	468	156.8	1,224	\$17.68	\$39.4	\$69,156	2.7	79.8	2.3	3.9
2029	419,147	2,219	472	157.9	1,238	\$18.46	\$41.1	\$69,890	2.5	80.0	2.4	3.9
2030	422,400	2,248	476	159.0	1,260	\$19.29	\$42.8	\$70,703	2.4	80.1	2.4	3.9
2031	425,694	2,279	480	160.1	1,279	\$20.19	\$44.6	\$71,563	2.3	80.2	2.5	3.9
2032	429,002	2,303	484	161.3	1,275	\$21.09	\$46.4	\$72,271	2.5	80.3	2.5	3.9
2033	432,316	2,303	488	162.4	1,260	\$22.04	\$48.2	\$73,166	2.1	80.4	2.6	3.9
2034	435,592	2,289	492	163.6	1,231	\$23.03	\$50.2	\$74,025	2.3	80.5	2.7	3.9
2035	438,803	2,258	496	164.7	1,202	\$24.05	\$52.3	\$74,883	2.4	80.6	2.7	3.9
2036	441,967	2,225	500	165.8	1,176	\$25.08	\$54.5	\$75,537	2.8	80.6	2.8	3.9
2037	445,044	2,188	504	166.8	1,151	\$26.12	\$56.8	\$76,139	2.9	80.7	2.8	3.9
2038	448,049	2,161	508	167.9	1,134	\$27.21	\$59.2	\$76,860	2.7	80.7	2.9	3.9
2039	450,971	2,140	511	168.9	1,112	\$28.34	\$61.7	\$77,508	2.9	80.8	3.0	3.9
2040	453,834	2,121	515	169.9	1,104	\$29.49	\$64.3	\$78,211	2.8	80.8	3.0	3.9
2041	456,629	2,112	519	170.9	1,103	\$30.71	\$66.9	\$79,030	2.6	80.8	3.1	3.9
2042	459,392	2,113	523	171.9	1,094	\$31.97	\$69.6	\$79,909	2.5	80.8	3.2	3.9
2043	462,109	2,111	527	172.9	1,095	\$33.29	\$72.5	\$80,867	2.4	80.8	3.2	3.9
2044	464,810	2,114	531	173.8	1,095	\$34.66	\$75.3	\$81,946	2.2	80.8	3.3	3.8
2045	467,479	2,117	535	174.8	1,087	\$36.07	\$78.4	\$82,926	2.4	80.8	3.4	3.9
2046	470,132	2,112	539	175.8	1,084	\$37.51	\$81.5	\$83,895	2.3	80.9	3.5	3.8
2047	472,752	2,105	543	176.8	1,072	\$39.00	\$84.7	\$84,848	2.6	80.9	3.5	3.8
2048	475,355	2,092	547	177.8	1,064	\$40.54	\$88.0	\$85,828	2.6	80.9	3.6	3.8
2049	477,928	2,084	551	178.7	1,060	\$42.15	\$91.5	\$86,840	2.7	80.9	3.7	3.8
2050	480,491	2,075	555	179.7	1,057	\$43.84	\$95.2	\$87,885	2.9	80.9	3.8	3.8



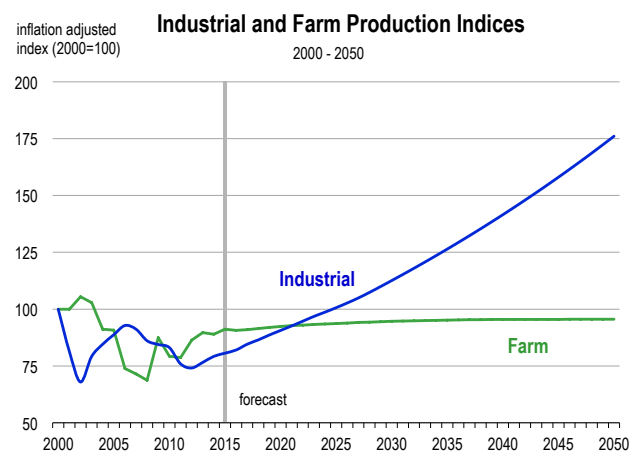
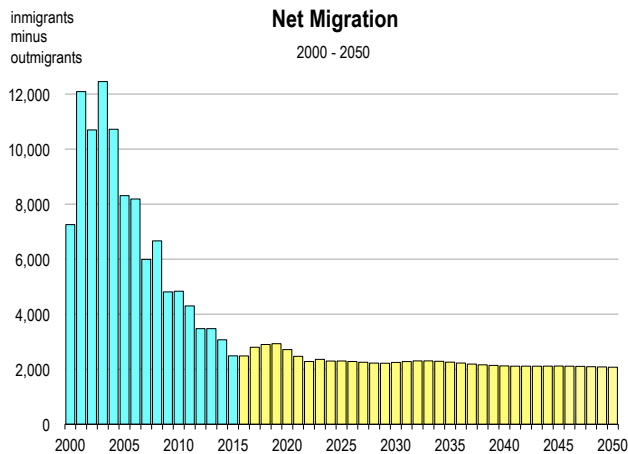
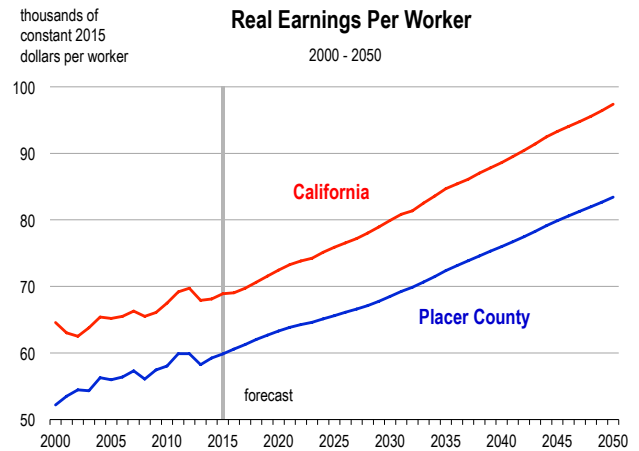
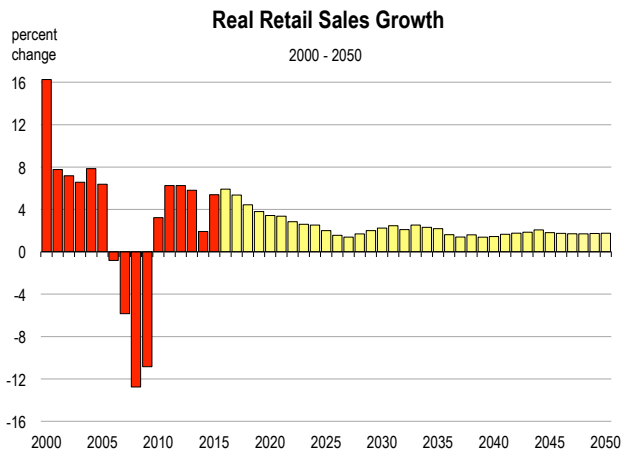
# Placer County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	128.1	0.34	8.4	6.6	3.0	23.0	9.7	13.0	2.5	20.0	18.1	19.0
2011	129.2	0.35	8.1	6.6	2.8	23.5	9.7	13.3	2.3	21.1	18.5	18.2
2012	134.3	0.33	8.6	6.3	2.9	24.7	10.3	13.9	2.3	22.2	19.0	18.7
2013	141.2	0.38	9.7	6.2	3.1	25.5	11.2	15.0	2.2	23.4	20.0	19.1
2014	144.4	0.39	10.2	6.4	3.2	25.7	11.1	15.5	2.0	24.0	20.7	19.6
2015	148.7	0.39	11.2	6.6	3.3	26.3	11.5	15.7	2.1	25.1	21.4	19.6
2016	154.2	0.39	11.7	6.6	3.4	27.1	11.9	16.3	2.2	26.4	22.5	19.8
2017	158.0	0.38	12.1	6.8	3.4	27.8	12.0	17.0	2.2	27.0	23.3	20.0
2018	160.6	0.37	11.9	6.8	3.5	28.4	12.1	17.5	2.3	27.6	23.9	20.1
2019	162.7	0.36	11.6	6.9	3.6	28.8	12.1	18.0	2.3	28.3	24.2	20.3
2020	164.8	0.36	11.5	6.9	3.7	29.2	12.2	18.5	2.3	29.0	24.3	20.4
2021	166.4	0.36	11.1	6.9	3.8	29.6	12.2	18.9	2.4	29.7	24.4	20.6
2022	168.3	0.36	11.0	7.0	3.8	29.9	12.2	19.4	2.4	30.4	24.4	20.7
2023	170.4	0.36	11.1	7.0	3.9	30.2	12.2	19.9	2.4	31.2	24.5	20.8
2024	172.3	0.37	11.1	7.0	4.0	30.5	12.2	20.4	2.4	31.8	24.5	21.0
2025	174.3	0.37	11.2	7.0	4.1	30.7	12.2	20.8	2.5	32.4	24.6	21.1
2026	176.2	0.37	11.2	7.1	4.2	31.0	12.3	21.3	2.5	33.0	24.7	21.2
2027	178.1	0.37	11.2	7.1	4.3	31.1	12.3	21.8	2.5	33.5	24.9	21.4
2028	180.1	0.37	11.3	7.1	4.4	31.4	12.3	22.3	2.6	34.1	25.1	21.5
2029	182.2	0.38	11.3	7.1	4.4	31.6	12.3	22.8	2.6	34.7	25.5	21.6
2030	184.4	0.38	11.4	7.1	4.5	31.9	12.4	23.3	2.6	35.3	25.8	21.7
2031	186.6	0.38	11.5	7.2	4.6	32.2	12.4	23.7	2.6	35.9	26.2	21.9
2032	188.7	0.38	11.5	7.2	4.7	32.4	12.3	24.1	2.7	36.5	26.6	22.0
2033	190.8	0.38	11.5	7.2	4.8	32.7	12.3	24.6	2.7	37.1	26.9	22.1
2034	192.8	0.39	11.5	7.2	4.9	33.0	12.3	24.9	2.7	37.7	27.3	22.2
2035	194.9	0.39	11.4	7.2	4.9	33.3	12.4	25.3	2.8	38.3	27.7	22.3
2036	196.8	0.39	11.4	7.3	5.0	33.5	12.3	25.7	2.8	38.9	28.1	22.5
2037	198.6	0.39	11.4	7.3	5.1	33.7	12.3	26.0	2.8	39.5	28.5	22.6
2038	200.6	0.40	11.3	7.3	5.2	33.9	12.3	26.4	2.9	40.1	28.9	22.7
2039	202.5	0.40	11.3	7.3	5.3	34.1	12.3	26.7	2.9	40.7	29.3	22.8
2040	204.4	0.40	11.3	7.3	5.3	34.3	12.2	27.1	2.9	41.3	29.7	22.9
2041	206.4	0.40	11.3	7.3	5.4	34.5	12.2	27.4	3.0	41.9	30.1	23.0
2042	208.3	0.40	11.3	7.4	5.5	34.7	12.2	27.8	3.0	42.6	30.5	23.1
2043	210.4	0.41	11.3	7.4	5.6	35.0	12.2	28.2	3.0	43.2	30.9	23.2
2044	212.4	0.41	11.4	7.4	5.7	35.2	12.2	28.5	3.1	43.8	31.3	23.3
2045	214.4	0.41	11.4	7.4	5.7	35.5	12.2	28.9	3.1	44.4	31.7	23.3
2046	216.5	0.41	11.4	7.4	5.8	35.7	12.2	29.3	3.1	45.0	32.1	23.4
2047	218.5	0.41	11.4	7.4	5.9	35.9	12.2	29.7	3.2	45.6	32.6	23.5
2048	220.5	0.42	11.3	7.5	6.0	36.1	12.2	30.0	3.2	46.3	33.0	23.6
2049	222.5	0.42	11.3	7.5	6.1	36.4	12.2	30.4	3.2	46.9	33.4	23.7
2050	224.6	0.42	11.3	7.5	6.1	36.6	12.1	30.8	3.3	47.6	33.9	23.8







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	22.1%
Expected job growth:	7.9%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	14.9%

Expected population growth:	4.8%
Net migration to account for:	76.7%
Expected growth in number of vehicles:	5.5%

### Demographics (2016)

Unemployment rate (April 2016):	4.3%
County rank* in California (58 counties):	10th
Working age (16-64) population:	62.1%

Population with B.A. or higher:	35.5%
Median home selling price (2015):	\$395,000
Median household income:	\$77,182

### Quality of Life

Violent crime rate (2014):	156 per 100,000 persons
County rank* in California (58 counties):	1st
Average commute time to work (2016):	29.0 minutes

High school drop out rate (2015):	3.9%
Households at/below poverty line (2016):	6.2%

\* The county ranked 1st corresponds to the lowest rate in California

# PLUMAS COUNTY ECONOMIC FORECAST

Plumas County is located in the Sierra Nevada Mountains of Northeastern California. The county's name is derived from the original Spanish name for the Feather River (Rio de las Plumas). Plumas County has a population of 19,700 people and a total of 6,300 wage and salary jobs. The per capita income is \$45,471 and the average salary per worker is \$50,718.

The largest employment sector in the county is government, which accounts for 40 percent of all wage and salary jobs. Additional large sectors are wholesale and retail trade, leisure services, manufacturing, and education and healthcare. The farm sector in Plumas County is very small, employing only 31 workers.

In 2015, a total of 40 wage and salary jobs were lost in Plumas County. This represents a decline of 0.6 percent. However, the unemployment rate improved, falling from 11.6 percent in 2014 to 10.5 percent in 2015.

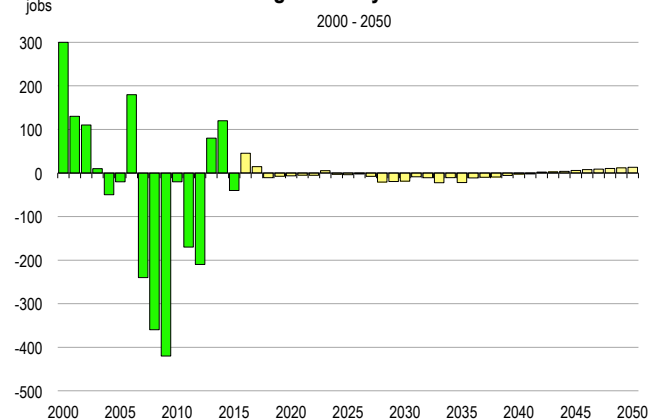
During 2015, the largest employment gains were observed in government (+40 jobs), leisure and hospitality (+30 jobs), and wholesale and retail trade (+20 jobs). The largest declines occurred in private education and health services (-120 jobs), and manufacturing (-20 jobs).

Between 2010 and 2015, the population of Plumas County declined at an annual average rate of 0.2 percent. This was entirely the result of the natural decrease (deaths outnumbering births), which reduced the population by an average of 64 people each year. By contrast, the county gained 16 net migrants per year.

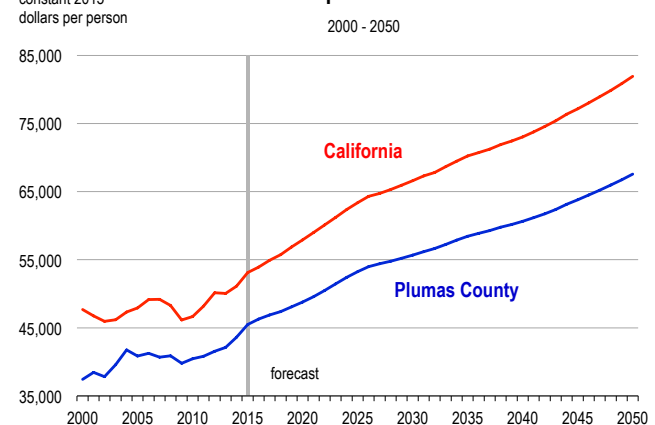
## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 0.7 percent in 2016. Over the 2016-2021 period, total employment growth will be virtually flat, with the county neither gaining nor losing a significant number of jobs.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Plumas County, inflation-adjusted salaries are expected to increase by 1.4 percent per year over the 2016-2021 period.
- Between 2016 and 2021, the largest employment gains will be observed in government. The manufacturing sector, by contrast, will lose a significant number of jobs.

**Total Wage & Salary Job Creation**



**Real Per Capita Personal Income**

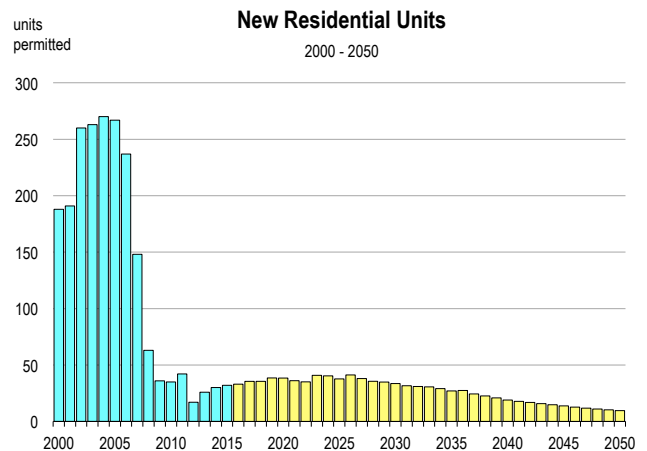
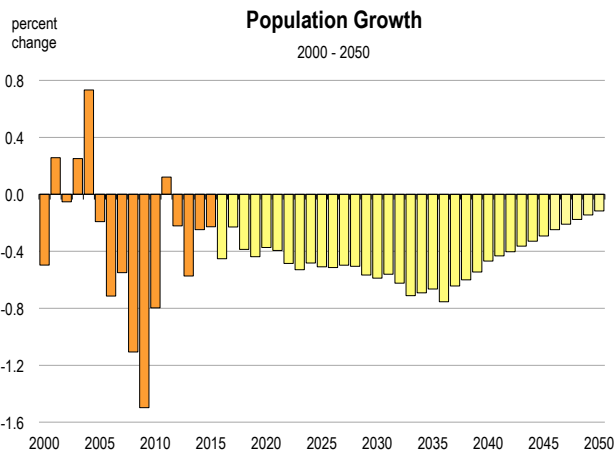


- The county population will continue to decline throughout the forecast period, falling at an annual average rate of 0.4 percent. This decline will be driven by the natural decrease, but net migration will also be negative over the forecast period, with an average of 7 net migrants leaving the county each year.
- Real per capita income is expected to rise by 1.8 percent in 2016. From 2016 to 2021, real per capita income will increase by an average of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are projected to decline by 0.3 percent per year between 2016 and 2021.
- From 2016 to 2021, industrial production will decline by 0.5 percent per year.

# Plumas County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	19,903	-116	34.0	9.0	35	\$178.8	\$0.73	\$40,464	1.3	22.0	186.7	18.4
2011	19,927	79	33.1	9.0	42	\$195.4	\$0.76	\$40,823	2.7	26.5	184.3	17.7
2012	19,883	0	32.0	9.0	17	\$196.9	\$0.79	\$41,543	2.7	28.5	184.8	16.2
2013	19,769	0	32.3	9.0	26	\$202.3	\$0.81	\$42,131	2.3	30.1	200.6	13.9
2014	19,720	0	32.3	9.1	30	\$198.1	\$0.85	\$43,608	2.8	33.4	180.2	11.6
2015	19,675	0	32.5	9.1	32	\$202.1	\$0.89	\$45,471	2.6	34.6	182.5	10.5
2016	19,586	-35	32.6	9.1	33	\$207.7	\$0.93	\$46,289	2.7	34.9	177.8	9.2
2017	19,541	11	32.5	9.1	36	\$214.2	\$0.97	\$46,873	3.4	34.9	177.1	8.6
2018	19,466	-15	32.2	9.1	36	\$220.2	\$1.01	\$47,392	3.4	34.7	176.9	8.8
2019	19,380	-21	31.9	9.1	39	\$226.3	\$1.05	\$48,102	3.0	34.4	175.5	8.8
2020	19,308	-5	31.6	9.1	38	\$231.6	\$1.09	\$48,802	3.0	34.1	174.2	8.8
2021	19,232	-6	31.3	9.2	36	\$237.0	\$1.13	\$49,601	2.9	33.9	173.8	8.8
2022	19,139	-17	30.9	9.2	35	\$242.5	\$1.18	\$50,494	2.9	33.6	173.2	8.7
2023	19,037	-18	30.6	9.2	41	\$250.6	\$1.23	\$51,450	2.8	33.3	172.3	8.6
2024	18,945	-5	30.3	9.2	40	\$256.2	\$1.27	\$52,413	2.6	32.9	170.8	8.5
2025	18,849	-6	30.0	9.2	38	\$261.0	\$1.32	\$53,257	2.5	32.5	169.1	8.3
2026	18,752	-2	29.7	9.2	41	\$267.9	\$1.36	\$53,998	2.5	32.2	168.2	8.2
2027	18,659	6	29.5	9.2	38	\$273.4	\$1.40	\$54,414	2.9	31.7	167.8	8.2
2028	18,564	9	29.2	9.3	36	\$279.1	\$1.44	\$54,795	2.7	31.3	167.8	8.1
2029	18,459	1	29.0	9.3	35	\$285.0	\$1.47	\$55,220	2.5	30.9	167.8	8.1
2030	18,351	-1	28.9	9.3	34	\$290.4	\$1.51	\$55,673	2.4	30.5	167.8	8.1
2031	18,248	6	28.7	9.3	32	\$295.4	\$1.55	\$56,196	2.3	30.2	167.9	8.1
2032	18,134	-2	28.6	9.3	31	\$301.8	\$1.58	\$56,632	2.5	29.8	167.8	8.1
2033	18,005	-15	28.5	9.3	31	\$307.0	\$1.62	\$57,255	2.1	29.4	167.4	8.1
2034	17,880	-11	28.4	9.3	29	\$312.5	\$1.66	\$57,870	2.3	29.1	167.2	8.1
2035	17,761	-7	28.3	9.4	27	\$318.6	\$1.70	\$58,432	2.4	28.7	167.0	8.1
2036	17,627	-21	28.2	9.4	27	\$326.9	\$1.75	\$58,880	2.8	28.4	166.6	8.1
2037	17,514	-3	28.2	9.4	24	\$334.1	\$1.79	\$59,279	2.9	28.0	166.6	8.1
2038	17,409	3	28.2	9.4	23	\$341.3	\$1.84	\$59,766	2.7	27.7	166.7	8.1
2039	17,314	10	28.3	9.4	21	\$349.1	\$1.90	\$60,185	2.9	27.5	167.1	8.1
2040	17,233	19	28.3	9.4	19	\$356.8	\$1.95	\$60,633	2.8	27.2	167.8	8.1
2041	17,158	21	28.4	9.4	18	\$363.8	\$2.01	\$61,165	2.6	27.1	168.7	8.1
2042	17,089	22	28.5	9.4	17	\$370.8	\$2.06	\$61,753	2.5	26.8	169.6	8.1
2043	17,027	24	28.6	9.4	16	\$377.6	\$2.12	\$62,394	2.4	26.6	170.8	8.1
2044	16,971	26	28.6	9.4	15	\$383.8	\$2.18	\$63,133	2.2	26.5	172.2	8.1
2045	16,921	28	28.7	9.4	14	\$391.0	\$2.25	\$63,797	2.4	26.4	173.8	8.1
2046	16,879	31	28.8	9.4	13	\$398.0	\$2.32	\$64,503	2.3	26.3	175.6	8.1
2047	16,844	33	28.9	9.4	12	\$405.3	\$2.39	\$65,222	2.3	26.1	177.6	8.1
2048	16,814	34	29.0	9.5	11	\$412.9	\$2.46	\$65,973	2.3	26.0	179.8	8.2
2049	16,790	35	29.1	9.5	10	\$420.8	\$2.54	\$66,756	2.3	25.9	182.2	8.1
2050	16,770	36	29.2	9.5	10	\$428.9	\$2.62	\$67,571	2.3	25.7	184.9	8.1

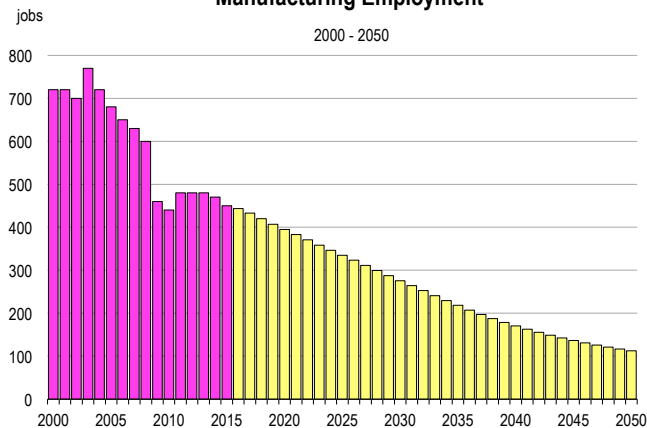


# Plumas County Employment Forecast

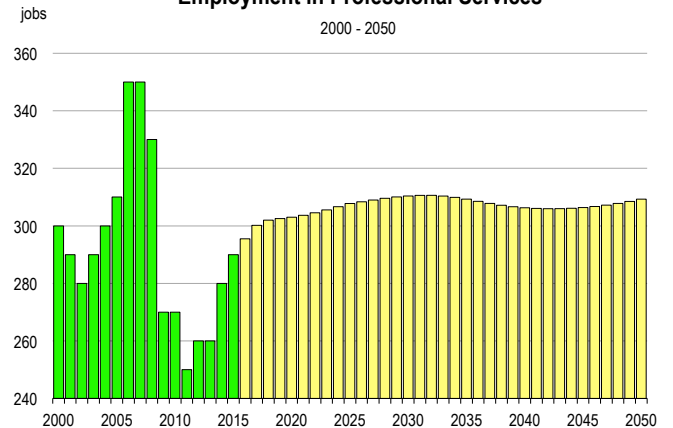
## 2010-2015 History, 2016-2050 Forecast

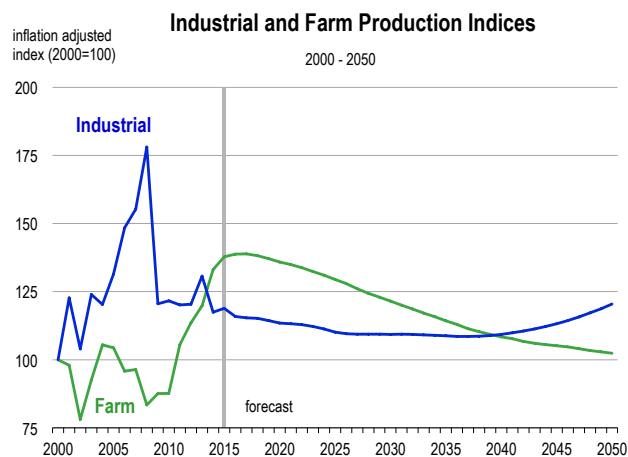
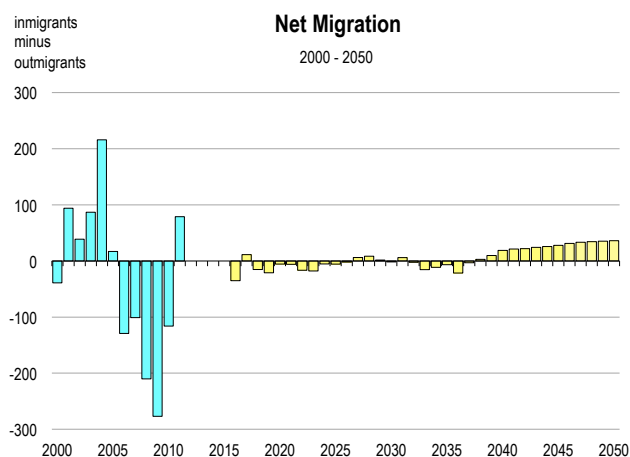
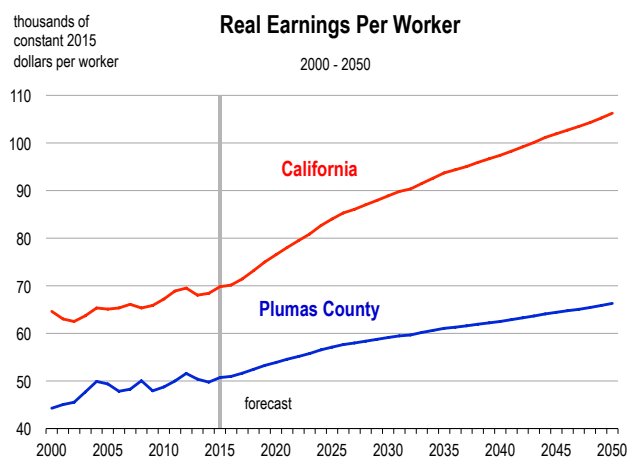
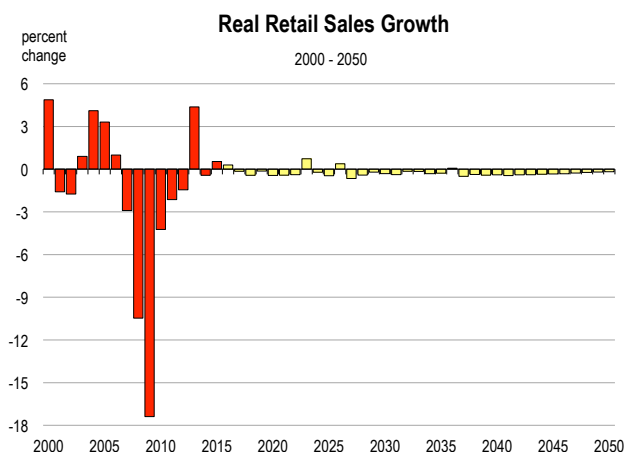
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	6.56	0.05	0.27	0.44	0.29	0.63	0.21	0.27	0.07	0.62	0.78	2.75
2011	6.39	0.06	0.27	0.48	0.26	0.59	0.20	0.25	0.06	0.60	0.71	2.73
2012	6.18	0.04	0.31	0.48	0.29	0.58	0.18	0.26	0.06	0.62	0.71	2.49
2013	6.26	0.03	0.29	0.48	0.32	0.59	0.18	0.26	0.06	0.75	0.72	2.40
2014	6.38	0.03	0.30	0.47	0.31	0.58	0.18	0.28	0.06	0.78	0.74	2.47
2015	6.34	0.03	0.31	0.45	0.30	0.60	0.17	0.29	0.06	0.66	0.77	2.51
2016	6.39	0.03	0.32	0.44	0.30	0.60	0.17	0.30	0.06	0.66	0.78	2.53
2017	6.40	0.03	0.32	0.43	0.31	0.61	0.17	0.30	0.06	0.66	0.78	2.55
2018	6.39	0.03	0.32	0.42	0.31	0.61	0.17	0.30	0.06	0.65	0.78	2.55
2019	6.38	0.03	0.32	0.41	0.31	0.61	0.17	0.30	0.06	0.65	0.79	2.56
2020	6.38	0.03	0.32	0.39	0.30	0.61	0.17	0.30	0.06	0.65	0.79	2.56
2021	6.37	0.02	0.32	0.38	0.30	0.61	0.17	0.30	0.06	0.65	0.79	2.57
2022	6.37	0.02	0.32	0.37	0.30	0.61	0.17	0.30	0.07	0.65	0.79	2.58
2023	6.37	0.02	0.32	0.36	0.30	0.61	0.17	0.31	0.07	0.65	0.80	2.59
2024	6.37	0.02	0.32	0.35	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.60
2025	6.36	0.02	0.32	0.33	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.61
2026	6.36	0.02	0.32	0.32	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.62
2027	6.35	0.02	0.32	0.31	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.62
2028	6.33	0.02	0.32	0.30	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.61
2029	6.31	0.02	0.31	0.29	0.29	0.61	0.17	0.31	0.07	0.65	0.80	2.60
2030	6.29	0.02	0.31	0.28	0.29	0.61	0.17	0.31	0.07	0.65	0.81	2.60
2031	6.29	0.02	0.31	0.26	0.29	0.61	0.17	0.31	0.07	0.65	0.81	2.60
2032	6.27	0.02	0.31	0.25	0.29	0.61	0.17	0.31	0.07	0.65	0.81	2.60
2033	6.25	0.02	0.31	0.24	0.30	0.61	0.16	0.31	0.07	0.65	0.81	2.59
2034	6.24	0.02	0.31	0.23	0.30	0.60	0.16	0.31	0.07	0.65	0.81	2.59
2035	6.22	0.02	0.31	0.22	0.30	0.60	0.16	0.31	0.07	0.65	0.81	2.58
2036	6.21	0.02	0.30	0.21	0.30	0.60	0.16	0.31	0.07	0.65	0.82	2.58
2037	6.20	0.02	0.30	0.20	0.30	0.60	0.16	0.31	0.07	0.65	0.82	2.58
2038	6.19	0.02	0.30	0.19	0.30	0.60	0.16	0.31	0.07	0.65	0.82	2.58
2039	6.18	0.02	0.30	0.18	0.30	0.60	0.16	0.31	0.07	0.65	0.82	2.58
2040	6.18	0.02	0.30	0.17	0.30	0.60	0.16	0.31	0.07	0.65	0.83	2.59
2041	6.18	0.02	0.29	0.16	0.31	0.60	0.16	0.31	0.07	0.65	0.83	2.59
2042	6.18	0.02	0.29	0.16	0.31	0.60	0.16	0.31	0.07	0.65	0.83	2.60
2043	6.18	0.02	0.29	0.15	0.31	0.60	0.16	0.31	0.07	0.65	0.83	2.60
2044	6.19	0.02	0.29	0.14	0.31	0.59	0.16	0.31	0.08	0.65	0.84	2.61
2045	6.19	0.02	0.29	0.14	0.32	0.59	0.16	0.31	0.08	0.65	0.84	2.62
2046	6.20	0.02	0.29	0.13	0.32	0.59	0.16	0.31	0.08	0.65	0.84	2.62
2047	6.21	0.02	0.29	0.13	0.32	0.59	0.16	0.31	0.08	0.66	0.84	2.63
2048	6.22	0.02	0.28	0.12	0.33	0.59	0.16	0.31	0.08	0.66	0.85	2.64
2049	6.23	0.02	0.28	0.12	0.33	0.59	0.16	0.31	0.08	0.66	0.85	2.65
2050	6.25	0.02	0.28	0.11	0.33	0.59	0.17	0.31	0.08	0.66	0.85	2.66

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	-1.6%
Expected job growth:	-0.2%
Fastest growing jobs sector:	Wholesale & Retail
Expected personal income growth:	5.2%

Expected population growth:	-1.8%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-4.1%

### Demographics (2016)

Unemployment rate (April 2016):	10.9%
County rank* in California (58 counties):	55th
Working age (16-64) population:	59.6%

Population with B.A. degree or higher:	22.6%
Median home selling price (2015):	\$210,000
Median household income:	\$50,280

### Quality of Life

Violent crime rate (2014):	456 per 100,000 persons
County rank* in California (58 counties):	42th
Average commute time to work (2016):	25.0 minutes

Annualized high school drop out rate (2015):	12.4%
Households at/below poverty line (2016):	10.0%

\* The county ranked 1st corresponds to the lowest rate in California

# RIVERSIDE COUNTY ECONOMIC FORECAST

Riverside County is the fourth largest county in California in terms of total land area. Riverside County has a population of 2.3 million people and a total of 649,700 wage and salary jobs. The income per capita is \$35,495, and the average salary per worker is \$52,144.

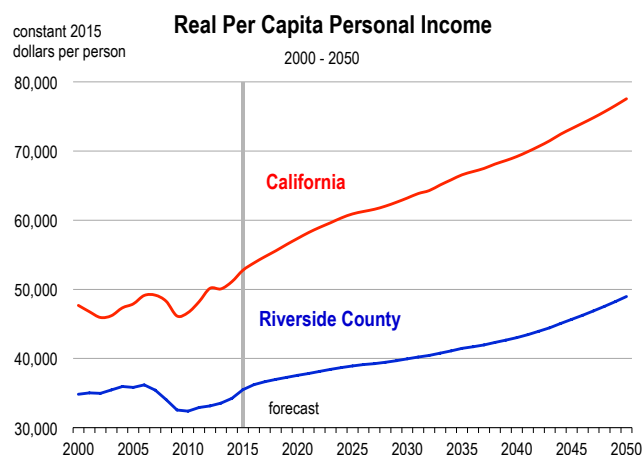
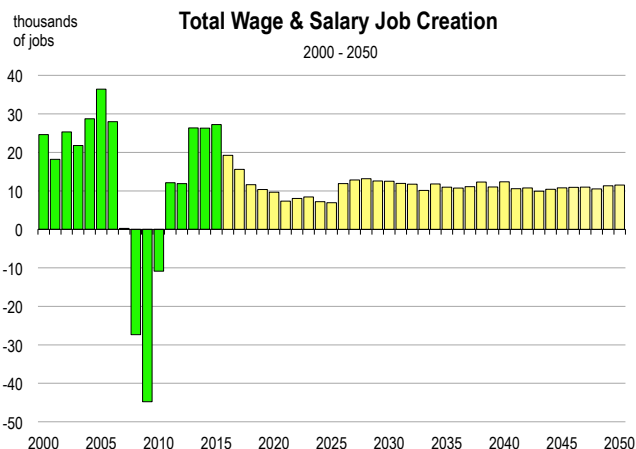
In 2015, total employment increased by 2.6 percent across Southern California. Riverside County added a total of 27,200 jobs, representing a growth rate of 4.4 percent. The unemployment rate improved rapidly, falling from 8.3 percent in 2014 to 6.7 percent in 2015.

In 2015, job growth was strongest in construction (+4,600 jobs), education and healthcare (+4,500 jobs), leisure and hospitality (+3,800 jobs), and transportation and warehousing (+3,300 jobs). Job losses were not observed in any major sector.

Over the past five years, the population has increased at an average annual rate of 1.2 percent. A substantial portion of this growth was the result of net migration, as an average of 12,200 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 3.0 percent. From 2016 to 2021, total employment will grow at an annual average rate of 1.6 percent.
- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Riverside County, inflation-adjusted salaries are forecasted to rise by an average of 1.0 percent per year between 2016 and 2021.
- From 2016 to 2021, employment growth will be broad-based, as most sectors will increase by at least 1.5 percent per year. The strongest growth will be observed in education and healthcare, retail trade, and professional services. Combined, these industries will account for 54 percent of net job growth.
- The population is expected to increase by 1.3 percent in 2016. Annual growth in the 2016-2021 period is expected to average 1.5 percent.

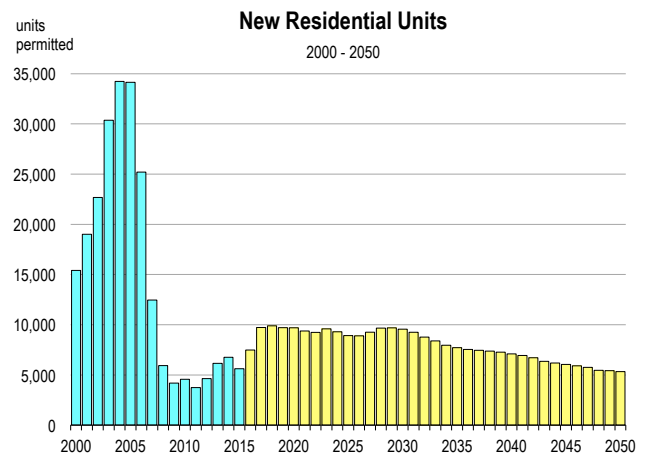
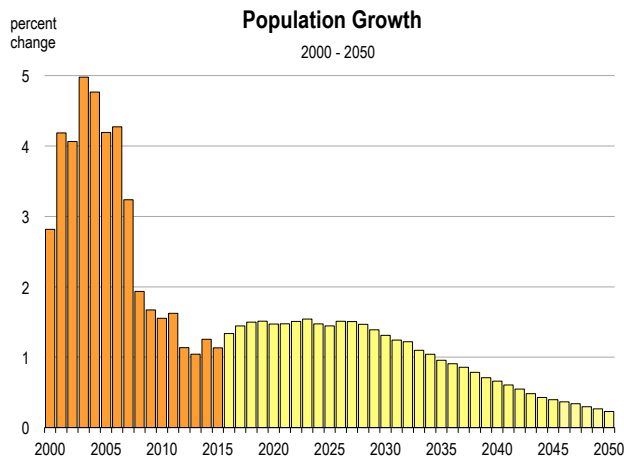


- Net migration will gradually increase. An average of 19,100 net migrants are projected to enter the county each year between 2016 and 2021.
- Real per capita income is expected to rise by 2.0 percent in 2016, and increase by an average of 0.9 percent per year between 2016 and 2021.
- Total taxable sales are projected to increase by an average of 2.6 percent per year over the next five years.
- Industrial production will rise by 3.3 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 2.5 percent per year.

# Riverside County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

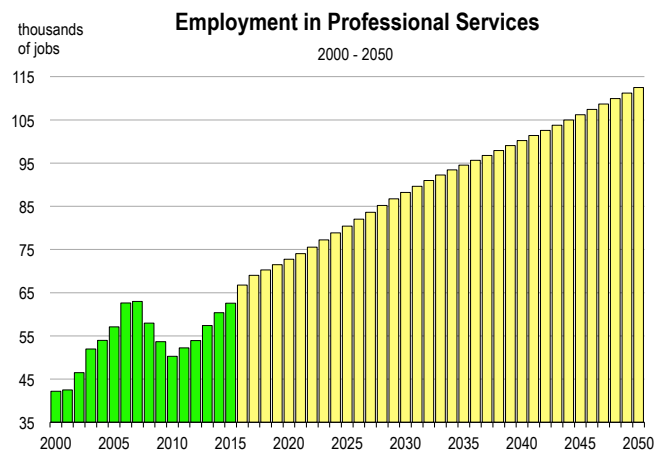
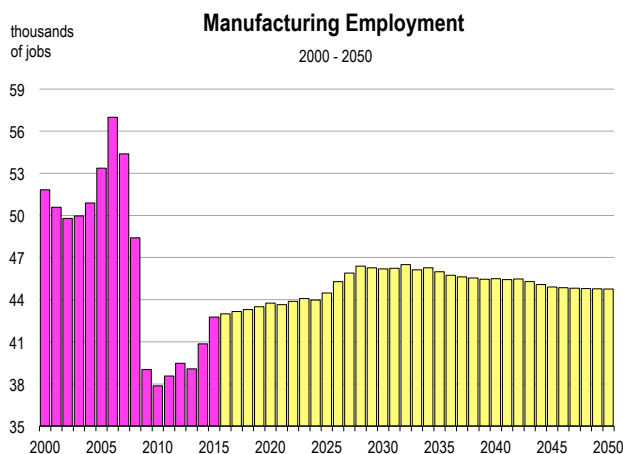
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	2,191,930	16,144	1.71	686.4	4,557	\$23.2	\$65.5	\$32,377	1.2	1,184.4	10.8	13.8
2011	2,227,542	19,024	1.71	690.0	3,749	\$25.6	\$69.5	\$32,924	2.7	1,352.5	10.9	13.1
2012	2,252,818	9,771	1.72	692.7	4,629	\$28.1	\$72.2	\$33,147	2.0	1,295.4	11.3	11.6
2013	2,276,342	8,588	1.79	696.8	6,143	\$30.1	\$74.7	\$33,540	1.1	1,357.9	11.8	9.8
2014	2,304,902	13,114	1.84	701.2	6,755	\$31.9	\$78.2	\$34,249	1.3	1,374.4	12.4	8.3
2015	2,331,040	10,559	1.90	706.3	5,626	\$32.8	\$82.7	\$35,495	0.9	1,389.3	13.3	6.7
2016	2,362,180	15,330	1.94	710.4	7,480	\$34.8	\$87.1	\$36,205	1.9	1,401.9	13.7	5.5
2017	2,396,293	17,986	1.98	716.7	9,722	\$37.0	\$92.1	\$36,654	3.0	1,413.0	14.0	5.1
2018	2,432,191	19,379	2.01	724.8	9,891	\$39.1	\$97.0	\$36,963	2.9	1,422.5	14.3	5.0
2019	2,468,957	19,840	2.04	733.2	9,706	\$40.8	\$101.0	\$37,280	1.6	1,430.9	14.9	4.9
2020	2,505,278	18,976	2.06	741.3	9,695	\$42.4	\$104.9	\$37,560	1.6	1,438.8	15.2	4.8
2021	2,542,214	19,208	2.08	749.5	9,376	\$43.9	\$108.9	\$37,826	1.6	1,445.4	15.6	4.9
2022	2,580,556	20,178	2.10	757.4	9,237	\$45.4	\$113.3	\$38,130	1.6	1,451.6	16.0	4.8
2023	2,620,341	21,195	2.12	765.1	9,588	\$46.9	\$117.7	\$38,416	1.6	1,456.9	16.5	4.8
2024	2,658,940	19,722	2.13	773.2	9,296	\$48.5	\$122.6	\$38,690	1.9	1,461.8	16.6	4.8
2025	2,697,350	19,115	2.15	781.0	8,917	\$50.1	\$127.8	\$38,920	2.1	1,466.2	17.0	4.8
2026	2,738,092	21,071	2.17	788.5	8,893	\$51.8	\$133.2	\$39,113	2.2	1,470.2	17.7	4.7
2027	2,779,333	21,200	2.19	796.0	9,255	\$53.4	\$138.8	\$39,260	2.2	1,473.9	18.3	4.7
2028	2,820,108	20,239	2.22	803.8	9,663	\$55.1	\$144.3	\$39,448	2.0	1,477.3	19.0	4.7
2029	2,859,288	18,430	2.24	811.9	9,688	\$56.7	\$149.8	\$39,677	1.8	1,480.5	19.5	4.7
2030	2,896,755	16,527	2.26	820.1	9,556	\$58.5	\$155.4	\$39,937	1.7	1,483.5	20.0	4.6
2031	2,932,766	14,816	2.28	828.1	9,249	\$60.4	\$161.1	\$40,223	1.6	1,486.3	20.5	4.7
2032	2,968,540	14,396	2.30	835.9	8,768	\$62.6	\$166.9	\$40,441	1.8	1,489.0	21.2	4.6
2033	3,001,140	11,338	2.32	843.3	8,388	\$64.8	\$172.5	\$40,762	1.4	1,491.6	21.6	4.7
2034	3,032,409	9,985	2.34	850.3	7,956	\$67.2	\$178.6	\$41,109	1.6	1,494.1	22.3	4.6
2035	3,061,415	7,824	2.36	857.0	7,715	\$69.7	\$184.9	\$41,452	1.7	1,496.5	22.8	4.6
2036	3,089,191	6,722	2.38	863.5	7,538	\$72.4	\$191.7	\$41,707	2.1	1,498.9	23.3	4.6
2037	3,115,669	5,543	2.41	869.8	7,452	\$75.1	\$198.9	\$41,963	2.2	1,501.2	23.9	4.6
2038	3,140,124	3,800	2.44	876.1	7,372	\$77.7	\$206.2	\$42,327	2.0	1,503.4	24.5	4.6
2039	3,162,386	1,995	2.46	882.3	7,267	\$80.3	\$213.9	\$42,643	2.2	1,505.6	25.1	4.6
2040	3,183,260	892	2.48	888.4	7,095	\$82.8	\$221.9	\$43,033	2.1	1,507.8	25.7	4.6
2041	3,202,537	-418	2.51	894.4	6,938	\$85.2	\$229.7	\$43,451	1.9	1,509.9	26.4	4.6
2042	3,220,068	-1,860	2.52	900.2	6,710	\$87.5	\$237.7	\$43,932	1.8	1,512.0	27.1	4.6
2043	3,235,601	-3,591	2.54	905.9	6,353	\$89.7	\$245.9	\$44,452	1.7	1,514.1	27.7	4.6
2044	3,249,453	-4,988	2.56	911.2	6,187	\$91.8	\$254.2	\$45,068	1.5	1,516.2	28.3	4.5
2045	3,262,338	-5,724	2.57	916.4	6,046	\$94.1	\$263.0	\$45,660	1.7	1,518.3	29.0	4.5
2046	3,274,287	-6,439	2.58	921.5	5,907	\$96.3	\$271.8	\$46,270	1.6	1,520.3	29.7	4.5
2047	3,285,402	-7,108	2.59	926.5	5,753	\$98.8	\$281.7	\$46,895	1.9	1,522.4	30.5	4.5
2048	3,295,145	-8,331	2.59	931.3	5,459	\$101.3	\$291.9	\$47,541	1.9	1,524.4	31.2	4.5
2049	3,303,925	-9,154	2.60	935.9	5,424	\$104.0	\$303.0	\$48,239	2.0	1,526.4	32.0	4.5
2050	3,311,478	-10,257	2.61	940.5	5,329	\$106.9	\$315.1	\$48,978	2.2	1,528.5	32.8	4.5



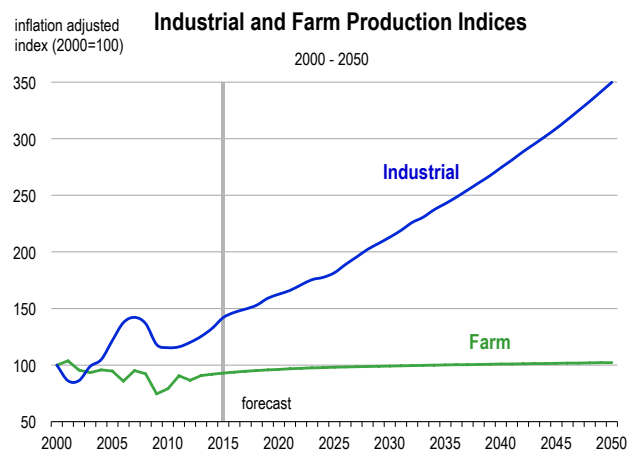
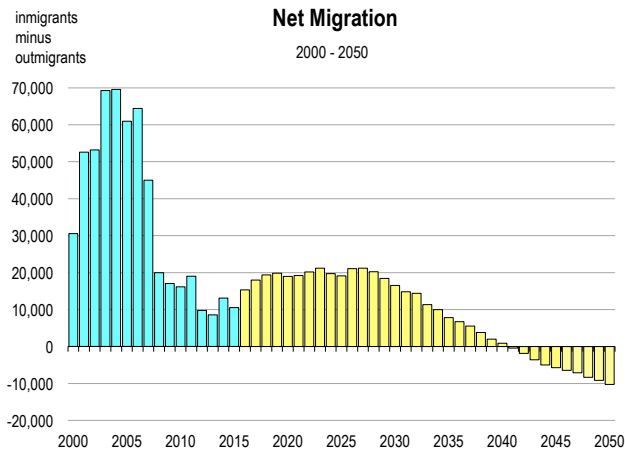
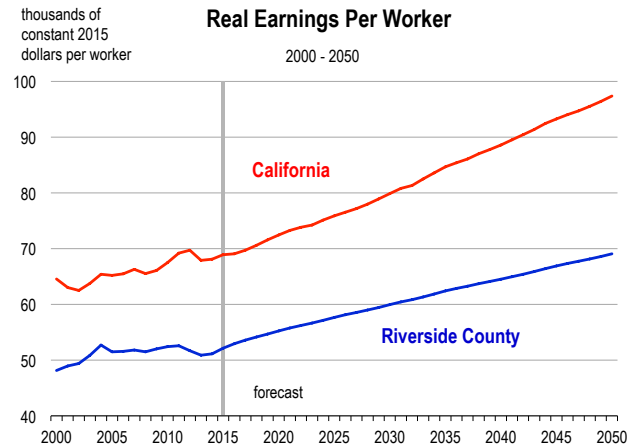
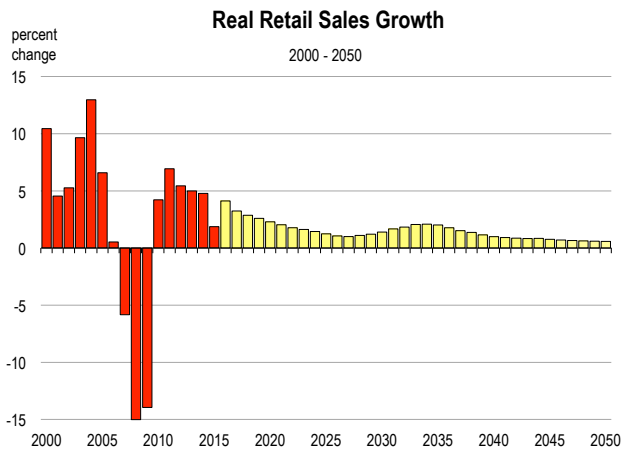
# Riverside County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	545.8	12.41	35.4	37.9	19.4	97.6	19.3	50.3	10.2	67.8	67.7	109.2
2011	557.9	12.43	34.1	38.6	20.2	101.3	18.6	52.2	7.6	70.7	68.9	114.2
2012	569.8	12.90	35.2	39.5	21.1	101.7	19.3	53.9	6.3	76.1	72.2	112.1
2013	596.2	12.40	42.4	39.1	24.0	104.4	20.0	57.4	6.2	83.0	75.8	111.2
2014	622.5	12.36	47.0	40.9	26.4	107.6	20.4	60.4	6.1	86.2	80.8	113.0
2015	649.7	12.90	51.6	42.8	29.7	110.8	20.9	62.6	6.1	90.7	84.6	115.4
2016	669.0	12.93	52.4	43.0	31.6	113.7	21.4	66.8	6.1	94.1	88.5	115.6
2017	684.6	12.81	56.0	43.2	32.3	116.0	21.9	69.0	6.1	96.8	91.0	116.0
2018	696.2	12.78	57.2	43.3	33.2	118.0	22.3	70.3	6.1	99.7	92.8	116.4
2019	706.5	12.80	57.2	43.5	35.5	119.8	22.6	71.5	6.1	102.7	93.7	116.7
2020	716.2	12.81	58.2	43.8	36.2	121.5	22.9	72.7	6.2	105.7	94.1	117.3
2021	723.5	12.84	57.1	43.6	37.1	123.1	23.2	74.0	6.2	108.8	94.5	117.9
2022	731.6	12.87	55.8	43.9	38.4	124.5	23.6	75.5	6.2	111.8	94.5	118.7
2023	740.0	12.89	54.8	44.1	39.5	126.0	23.9	77.2	6.2	114.9	94.7	119.5
2024	747.2	12.91	53.9	44.0	39.7	127.4	24.3	78.9	6.2	117.8	94.8	120.5
2025	754.2	12.93	51.7	44.5	40.2	128.8	24.8	80.4	6.2	120.6	95.1	121.7
2026	766.1	12.95	52.5	45.3	41.9	130.1	25.2	82.0	6.2	123.4	95.5	123.1
2027	778.9	12.96	54.3	45.9	43.4	131.4	25.6	83.6	6.2	126.1	96.1	124.7
2028	792.1	12.98	56.5	46.4	44.7	132.7	26.0	85.2	6.2	128.9	96.8	126.4
2029	804.6	13.00	58.6	46.3	46.0	134.0	26.4	86.7	6.2	131.6	97.8	128.1
2030	817.2	13.01	60.4	46.2	47.2	135.4	26.8	88.2	6.2	134.4	98.9	130.0
2031	829.1	13.03	61.4	46.2	48.5	136.8	27.2	89.6	6.3	137.2	100.1	131.8
2032	840.9	13.04	61.8	46.5	49.9	138.2	27.6	91.0	6.3	140.0	101.3	133.7
2033	851.0	13.06	61.6	46.1	50.9	139.6	28.0	92.2	6.3	142.8	102.4	135.7
2034	862.8	13.07	62.3	46.3	52.2	141.1	28.3	93.4	6.3	145.5	103.6	137.7
2035	873.8	13.09	62.7	46.0	53.3	142.5	28.7	94.5	6.3	148.3	104.8	139.8
2036	884.5	13.10	62.9	45.7	54.6	143.9	29.1	95.6	6.3	151.0	106.0	141.8
2037	895.6	13.11	63.2	45.6	55.9	145.3	29.5	96.8	6.3	153.8	107.2	143.9
2038	907.9	13.13	64.7	45.5	57.1	146.6	29.8	97.9	6.3	156.6	108.5	146.0
2039	918.9	13.14	65.1	45.5	58.2	147.9	30.2	99.1	6.3	159.3	109.7	148.1
2040	931.3	13.16	66.6	45.5	59.5	149.2	30.6	100.2	6.3	162.1	111.0	150.2
2041	941.9	13.17	66.5	45.4	60.7	150.4	30.9	101.4	6.4	164.8	112.2	152.2
2042	952.7	13.18	66.5	45.5	62.0	151.6	31.3	102.6	6.4	167.6	113.5	154.2
2043	962.6	13.20	65.9	45.3	63.2	152.7	31.7	103.8	6.4	170.3	114.8	156.2
2044	973.0	13.21	65.8	45.1	64.4	153.9	32.1	105.0	6.4	173.1	116.0	158.2
2045	983.8	13.23	65.9	44.9	65.7	155.1	32.4	106.2	6.4	175.8	117.3	160.2
2046	994.7	13.24	65.9	44.9	67.1	156.2	32.8	107.4	6.4	178.6	118.7	162.3
2047	1,005.7	13.25	65.8	44.8	68.4	157.3	33.2	108.7	6.4	181.3	120.0	164.4
2048	1,016.2	13.27	65.3	44.8	69.7	158.4	33.6	109.9	6.4	184.1	121.3	166.5
2049	1,027.6	13.28	65.4	44.8	71.0	159.5	34.0	111.2	6.4	186.9	122.6	168.7
2050	1,039.1	13.29	65.7	44.8	72.3	160.6	34.4	112.5	6.4	189.7	124.0	170.9







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	13.7%
Expected job growth:	8.2%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	12.4%

Expected population growth:	7.6%
Net migration to account for:	53.0%
Expected growth in number of vehicles:	7.0%

### Demographics (2016)

Unemployment rate (April 2016):	5.7%
County rank* in California (58 counties):	26th
Working age (16-64) population:	63.6%

Population with B.A. or higher:	20.8%
Median home selling price (2015):	\$310,000
Median household income:	\$57,367

### Quality of Life

Violent crime rate (2014):	262 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2016):	35.0 minutes

High school drop out rate (2015):	9.8%
Households at/below poverty line (2016):	13.5%

\* The county ranked 1st corresponds to the lowest rate in California

# SACRAMENTO COUNTY ECONOMIC FORECAST

Sacramento County is home to the California State Capitol. Sacramento County has a population of 1.5 million people and approximately 613,900 wage and salary jobs. The per capita income is \$46,165 and the average salary per worker is \$74,086. Because it contains the state capitol, the Sacramento County economy is highly influenced by the public sector, with government jobs comprising 26 percent of total wage and salary employment.

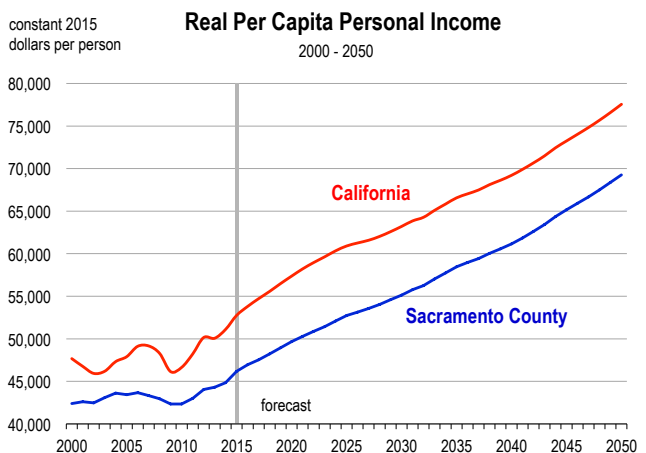
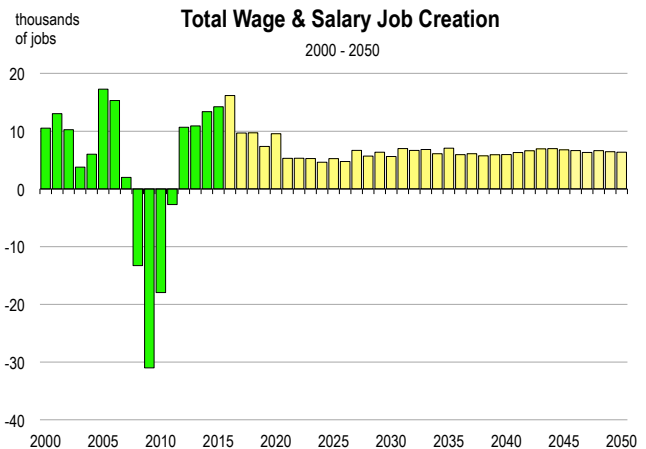
Employment across Northern California increased by 3.3 percent in 2015, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.5 percent. In Sacramento County, 14,200 wage and salary jobs were created, representing a growth rate of 2.4 percent. The unemployment rate improved substantially, falling from 7.3 percent in 2014 to 6.0 percent in 2015.

During 2015, the largest employment gains were observed in construction (+2,800 jobs), leisure and hospitality (+1,900 jobs), wholesale and retail trade (+1,500 jobs), and financial activities (+1,300 jobs). Losses were not observed in any major sector.

From 2010-2015, the population of Sacramento County grew at an annual average rate of 1.0 percent. In-migration has been strong recently, with more than 6,000 net migrants entering the county in each of the past two years.

## FORECAST HIGHLIGHTS

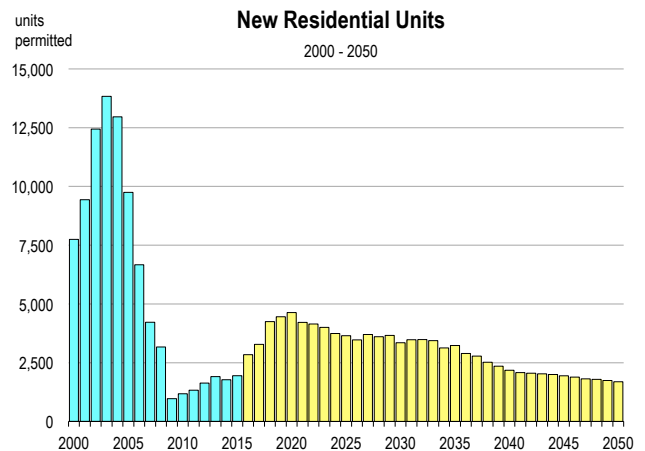
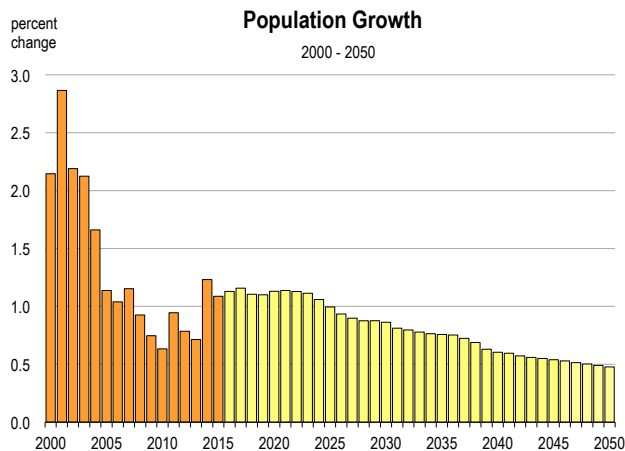
- In 2016, total employment is expected to increase by 2.6 percent. From 2016 to 2021, job growth is expected to average 1.3 percent per year.
- Average salaries are above the California state average, and are expected to remain so over the next few years. In Sacramento County, inflation-adjusted salaries will rise by an average of 1.1 percent per year from 2016 to 2021.
- Between 2016 and 2021, employment growth will be greatest in professional and business services, education and healthcare, construction, and government. Together, these industries will account for 78 percent of net job growth in the county.
- Population growth will be relatively strong over the next 5 years, with annual growth averaging 1.1 percent per year.
- Between 2016 and 2021, an average of 8,000 net migrants will enter the county each year, accounting for almost half of all population growth.
- Over the 2016-2021 period, an average of 3,900 housing permits will be issued each year. There are a number of large-scale development projects in the region. The most prevalent activity will occur in the area north of Elk Grove and east of Florin, which could see more than 30,000 new homes within the next few decades.
- Real per capita income is expected to rise by 1.7 percent in 2016. Between 2016 and 2021, growth will average 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.4 percent per year from 2016 to 2021.
- Industrial production is expected to rise by 2.6 percent in 2016. Between 2016 and 2021, industrial production is forecasted to rise by an average of 2.0 percent per year.



# Sacramento County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

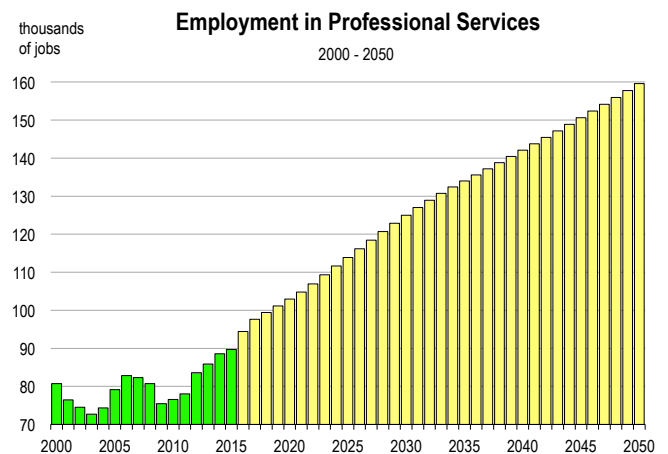
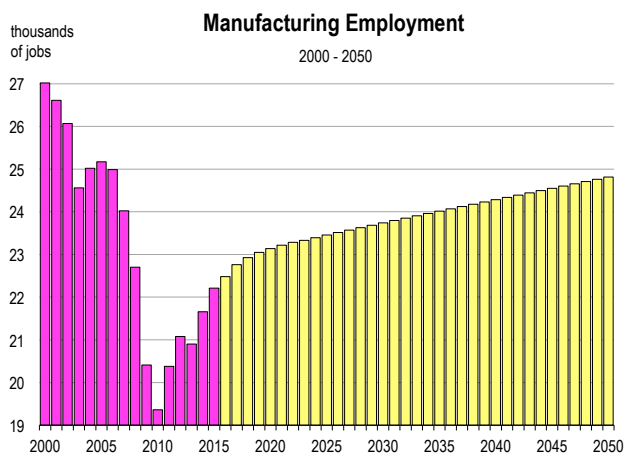
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,420,331	-1,719	1.16	514.0	1,181	\$16.9	\$54.7	\$42,335	1.3	409.4	5.8	12.6
2011	1,433,766	3,471	1.14	514.9	1,332	\$18.0	\$57.6	\$43,019	2.7	434.2	5.9	12.1
2012	1,445,019	2,236	1.14	516.3	1,633	\$19.1	\$60.7	\$44,034	2.7	482.7	6.3	10.5
2013	1,455,343	1,409	1.18	518.0	1,909	\$20.1	\$62.4	\$44,323	2.3	472.5	6.4	8.9
2014	1,473,279	8,931	1.21	520.0	1,772	\$21.0	\$65.1	\$44,839	2.8	502.5	6.5	7.3
2015	1,489,308	6,543	1.27	521.6	1,947	\$21.9	\$68.8	\$46,165	2.6	515.2	6.7	6.0
2016	1,506,130	7,516	1.29	523.4	2,841	\$23.2	\$72.7	\$46,940	2.5	513.5	6.9	5.0
2017	1,523,565	8,109	1.30	526.0	3,280	\$24.4	\$77.2	\$47,546	3.6	516.8	7.1	4.7
2018	1,540,398	7,541	1.32	529.1	4,248	\$25.3	\$80.8	\$48,232	3.5	517.4	7.2	4.6
2019	1,557,344	7,622	1.33	533.1	4,455	\$26.2	\$84.6	\$48,939	2.3	516.9	7.4	4.5
2020	1,574,946	8,270	1.34	537.3	4,633	\$27.1	\$88.7	\$49,667	2.3	516.9	7.5	4.4
2021	1,592,857	8,575	1.35	541.6	4,215	\$28.0	\$92.7	\$50,278	2.3	516.0	7.6	4.5
2022	1,610,835	8,535	1.35	545.6	4,147	\$28.8	\$96.8	\$50,874	2.3	515.7	7.8	4.4
2023	1,628,774	8,378	1.36	549.5	4,003	\$29.7	\$101.1	\$51,418	2.3	515.3	8.0	4.4
2024	1,646,029	7,671	1.37	553.2	3,742	\$30.7	\$105.9	\$52,089	2.6	515.0	8.1	4.4
2025	1,662,410	6,864	1.38	556.8	3,648	\$31.8	\$111.1	\$52,723	2.8	514.7	8.2	4.5
2026	1,677,947	6,133	1.38	560.2	3,470	\$32.8	\$116.1	\$53,141	2.9	514.5	8.4	4.6
2027	1,693,019	5,856	1.39	563.4	3,700	\$34.0	\$121.3	\$53,566	2.9	514.3	8.6	4.6
2028	1,707,848	5,851	1.40	566.9	3,605	\$35.3	\$126.5	\$54,037	2.7	514.2	8.8	4.6
2029	1,722,813	6,113	1.41	570.3	3,661	\$36.6	\$131.9	\$54,593	2.5	514.0	9.0	4.6
2030	1,737,681	6,224	1.42	573.7	3,349	\$38.0	\$137.3	\$55,140	2.4	513.9	9.2	4.5
2031	1,751,790	5,589	1.44	576.9	3,477	\$39.6	\$143.0	\$55,780	2.3	513.7	9.4	4.5
2032	1,765,747	5,591	1.45	580.1	3,484	\$41.3	\$148.7	\$56,255	2.5	513.6	9.6	4.5
2033	1,779,493	5,431	1.46	583.4	3,439	\$43.0	\$154.8	\$57,034	2.1	513.5	9.8	4.5
2034	1,793,091	5,354	1.48	586.6	3,128	\$44.8	\$161.2	\$57,739	2.3	513.3	10.1	4.5
2035	1,806,678	5,410	1.49	589.6	3,231	\$46.5	\$168.1	\$58,471	2.4	513.2	10.3	4.4
2036	1,820,280	5,431	1.50	592.6	2,892	\$48.2	\$175.2	\$58,958	2.8	513.1	10.5	4.4
2037	1,833,464	5,105	1.51	595.3	2,781	\$50.0	\$182.7	\$59,435	2.9	513.0	10.8	4.4
2038	1,846,087	4,600	1.53	597.9	2,519	\$51.9	\$190.5	\$60,032	2.7	512.8	11.0	4.4
2039	1,857,722	3,755	1.54	600.3	2,351	\$53.7	\$198.6	\$60,575	2.9	512.7	11.3	4.5
2040	1,868,947	3,422	1.55	602.5	2,178	\$55.5	\$207.0	\$61,165	2.8	512.6	11.5	4.5
2041	1,880,078	3,430	1.56	604.5	2,079	\$57.3	\$215.7	\$61,860	2.6	512.5	11.8	4.4
2042	1,890,847	3,112	1.58	606.5	2,052	\$59.1	\$224.6	\$62,616	2.5	512.3	12.1	4.5
2043	1,901,426	3,027	1.59	608.4	2,026	\$60.9	\$233.8	\$63,433	2.4	512.2	12.4	4.4
2044	1,911,897	2,969	1.60	610.3	1,998	\$62.6	\$243.3	\$64,348	2.2	512.1	12.6	4.4
2045	1,922,211	2,936	1.61	612.2	1,943	\$64.3	\$253.1	\$65,141	2.4	512.0	12.9	4.4
2046	1,932,388	2,871	1.61	614.0	1,887	\$66.0	\$263.1	\$65,914	2.3	511.8	13.2	4.4
2047	1,942,329	2,765	1.62	615.8	1,813	\$67.7	\$273.4	\$66,683	2.6	511.7	13.5	4.4
2048	1,952,097	2,675	1.63	617.5	1,791	\$69.5	\$284.3	\$67,507	2.6	511.6	13.8	4.4
2049	1,961,674	2,650	1.64	619.2	1,742	\$71.4	\$295.7	\$68,366	2.7	511.5	14.1	4.4
2050	1,971,038	2,567	1.64	620.8	1,689	\$73.4	\$307.6	\$69,265	2.9	511.3	14.5	4.4

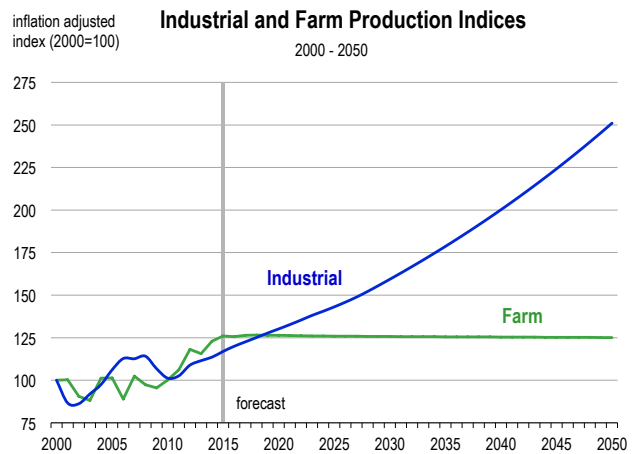
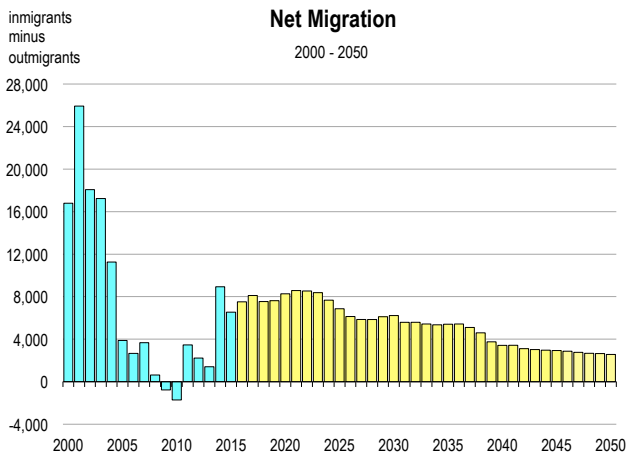
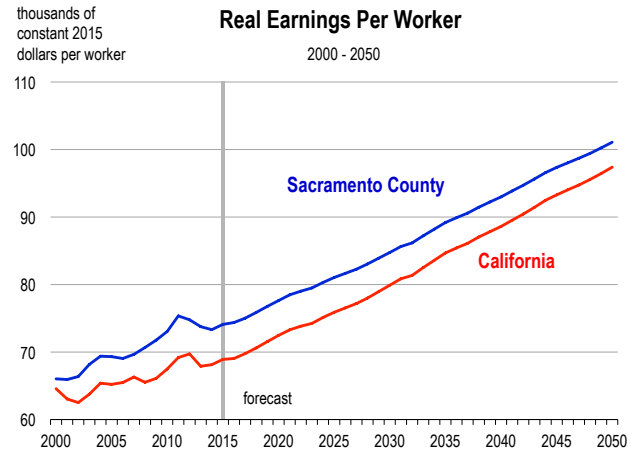
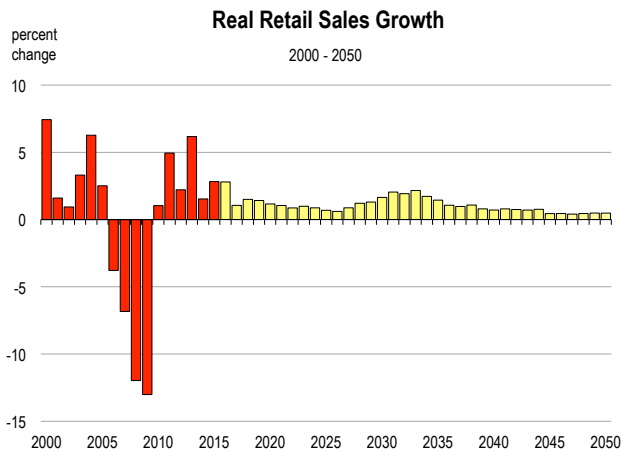


# Sacramento County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	567.4	2.57	23.5	19.4	11.9	69.7	32.0	76.6	13.2	85.6	48.5	164.3
2011	564.7	2.47	22.6	20.4	11.5	71.2	30.5	78.1	12.6	86.2	49.5	159.9
2012	575.4	2.61	23.6	21.1	12.2	74.1	31.2	83.6	11.8	87.7	51.3	156.4
2013	586.3	2.59	27.0	20.9	13.0	74.7	31.5	85.9	11.3	90.3	53.2	156.2
2014	599.7	2.68	28.3	21.7	13.1	75.3	31.2	88.6	10.6	92.8	55.1	159.8
2015	613.9	2.70	31.1	22.2	13.5	76.8	32.5	89.7	10.8	97.0	56.9	160.2
2016	630.1	2.69	32.9	22.5	13.7	78.1	33.8	94.4	11.2	99.7	58.7	161.5
2017	639.8	2.71	33.1	22.8	13.9	79.2	33.5	97.6	11.4	101.9	59.9	162.7
2018	649.5	2.71	35.4	22.9	14.1	79.9	33.4	99.4	11.5	104.3	60.7	163.5
2019	656.8	2.71	35.2	23.0	14.3	80.5	33.4	101.2	11.6	106.8	61.1	165.0
2020	666.4	2.71	38.0	23.1	14.5	80.9	33.6	103.0	11.8	109.1	61.3	166.3
2021	671.7	2.70	37.3	23.2	14.7	81.2	33.3	104.8	11.9	111.5	61.5	167.1
2022	677.0	2.70	36.4	23.3	14.9	81.4	33.5	106.9	12.0	113.8	61.5	167.8
2023	682.3	2.70	35.3	23.3	15.1	81.7	33.4	109.3	12.1	116.1	61.6	168.5
2024	686.9	2.70	34.5	23.4	15.3	82.0	33.1	111.7	12.2	117.9	61.6	169.0
2025	692.1	2.70	34.3	23.5	15.5	82.2	33.2	113.9	12.3	119.6	61.8	169.5
2026	696.9	2.70	33.6	23.5	15.7	82.5	33.2	116.2	12.4	121.2	62.0	169.8
2027	703.5	2.69	34.6	23.6	15.9	82.7	33.5	118.4	12.5	122.8	62.2	170.1
2028	709.2	2.69	34.5	23.6	16.1	83.1	33.6	120.7	12.6	124.5	62.6	170.4
2029	715.6	2.69	34.5	23.7	16.3	83.4	33.7	122.9	12.7	126.4	63.0	170.9
2030	721.2	2.69	33.8	23.7	16.5	83.8	33.6	125.0	12.8	128.5	63.6	171.6
2031	728.2	2.69	34.1	23.8	16.7	84.2	33.6	127.0	12.9	130.6	64.1	172.4
2032	734.9	2.69	34.1	23.9	16.9	84.6	33.6	128.9	13.0	132.9	64.7	173.2
2033	741.7	2.69	34.1	23.9	17.1	85.1	33.6	130.7	13.1	135.2	65.2	174.1
2034	747.8	2.69	33.6	24.0	17.3	85.5	33.5	132.4	13.2	137.7	65.8	175.0
2035	754.8	2.69	33.7	24.0	17.5	85.8	33.8	134.0	13.3	140.2	66.3	176.0
2036	760.8	2.69	33.1	24.1	17.7	86.1	33.8	135.6	13.5	142.7	66.9	176.7
2037	766.9	2.69	32.9	24.1	17.9	86.3	33.9	137.2	13.6	145.4	67.4	177.1
2038	772.6	2.69	32.4	24.2	18.1	86.6	33.9	138.8	13.7	148.1	68.0	177.4
2039	778.5	2.69	32.0	24.2	18.3	86.8	34.0	140.4	13.8	151.0	68.6	177.7
2040	784.5	2.68	31.6	24.3	18.5	87.0	33.9	142.1	13.9	153.8	69.2	178.0
2041	790.8	2.68	31.5	24.3	18.7	87.2	34.0	143.8	14.0	156.7	69.8	178.4
2042	797.4	2.68	31.4	24.4	18.9	87.5	34.0	145.5	14.2	159.5	70.4	178.9
2043	804.3	2.68	31.5	24.4	19.1	87.7	34.1	147.2	14.3	162.3	70.9	179.6
2044	811.3	2.68	31.5	24.5	19.3	88.0	34.2	148.9	14.4	165.0	71.5	180.5
2045	818.1	2.68	31.4	24.5	19.5	88.2	34.2	150.6	14.5	167.5	72.2	181.4
2046	824.7	2.68	31.3	24.6	19.7	88.4	34.3	152.4	14.7	169.9	72.8	182.4
2047	831.0	2.68	31.1	24.7	19.9	88.6	34.3	154.2	14.8	172.3	73.4	183.2
2048	837.6	2.68	31.0	24.7	20.1	88.8	34.4	156.0	14.9	174.6	74.0	184.1
2049	844.1	2.68	30.9	24.8	20.3	89.0	34.5	157.8	15.0	176.8	74.6	184.9
2050	850.5	2.68	30.8	24.8	20.5	89.3	34.5	159.6	15.2	179.0	75.3	185.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.3%
Expected job growth:	6.6%
Fastest growing jobs sector:	Construction
Expected personal income growth:	13.3%

Expected population growth:	5.8%
Net migration to account for:	46.3%
Expected growth in number of vehicles:	4.3%

### Demographics (2016)

Unemployment rate (April 2016):	5.2%
County rank* in California (58 counties):	20th
Working age (16-64) population:	65.1%

Population with B.A. or higher:	28.2%
Median home selling price (2015):	\$275,000
Median household income:	\$56,286

### Quality of Life

Violent crime rate (2014):	488 per 100,000 persons
County rank* in California (58 counties):	45th
Average commute time to work (2016):	28.0 minutes

High school drop out rate (2015):	11.5%
Households at/below poverty line (2016):	14.4%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN BENITO COUNTY ECONOMIC FORECAST

San Benito County is located in the Coast Range Mountains of Central California. Compared to other California counties, San Benito has one of the highest rates of workers who commute to other counties for work. Most of these individuals are employed in Santa Clara County.

San Benito County has a population of 57,600 people and a total of 16,000 wage and salary jobs. The income per capita in San Benito County is \$43,630 and the average salary per worker is \$52,226.

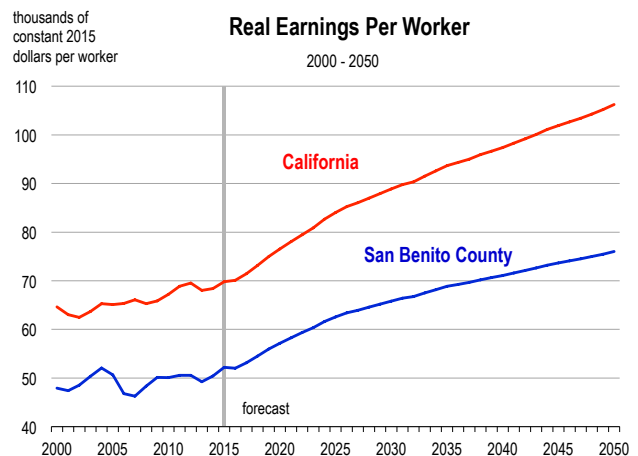
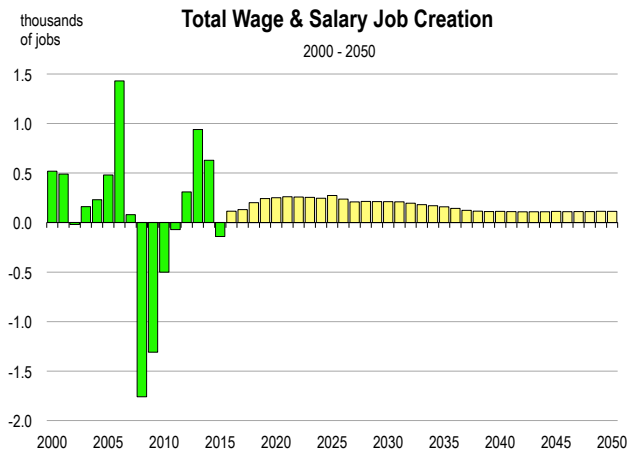
In 2015, total wage and salary employment decreased by 140 jobs in San Benito County, representing a decline of 0.9 percent. The unemployment rate, however, improved substantially, falling from 9.3 percent in 2014 to 7.6 percent in 2015.

During 2015, the largest employment increases were observed in construction (+170 jobs), wholesale and retail trade (+160 jobs), and education and healthcare (+90 jobs). The largest losses were in manufacturing (-590 jobs) and professional and business services (-100 jobs).

Between 2010 and 2015, the population of San Benito County grew at an annual average rate of 0.8 percent. This growth was due largely to the natural increase (new births), as net migration was very low.

## FORECAST HIGHLIGHTS

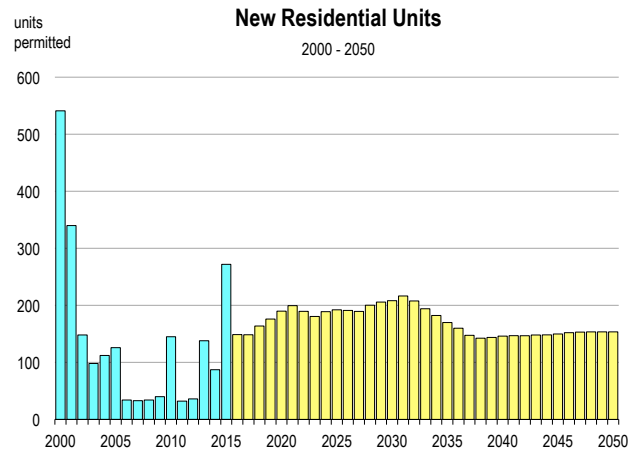
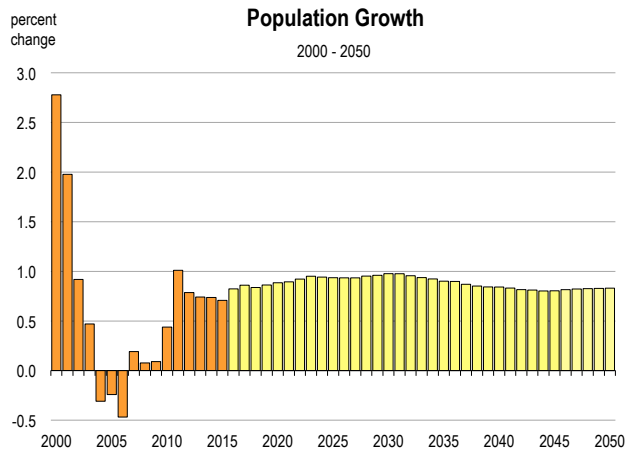
- Total wage and salary employment will increase by 0.7 percent in 2016, and by an average annual rate of 1.3 percent over the 2016-2021 period.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In San Benito County, inflation-adjusted salaries will increase at an annual rate of 2.3 percent between 2016 and 2021.
- Between 2016 and 2021, the principal employment growth will occur in wholesale and retail trade, construction, and education and healthcare. These sectors will account for 78 percent of net job creation in the county.
- The population is expected to rise by 0.8 percent in 2016. Annual growth in the 2016-2021 period will average 0.9 percent.
- Over the next five years, an average of 65 net migrants will enter the county each year, accounting for only 12 percent of total population growth.
- Real income per capita is projected to increase by 1.4 percent in 2016, and by an average of 1.4 percent annually over the following five years.
- Total taxable sales, adjusted for inflation, will increase by an average of 2.6 percent per year between 2016 and 2021.
- Industrial production is expected to decline by 6.4 percent in 2016. Between 2016 and 2021, industrial production will rise by an average of 0.3 percent per year.
- Farm production is expected to increase by 1.0 percent per year between 2016 and 2021. The principal crops in the county are lettuce, bell peppers, spinach, and grapes.



# San Benito County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

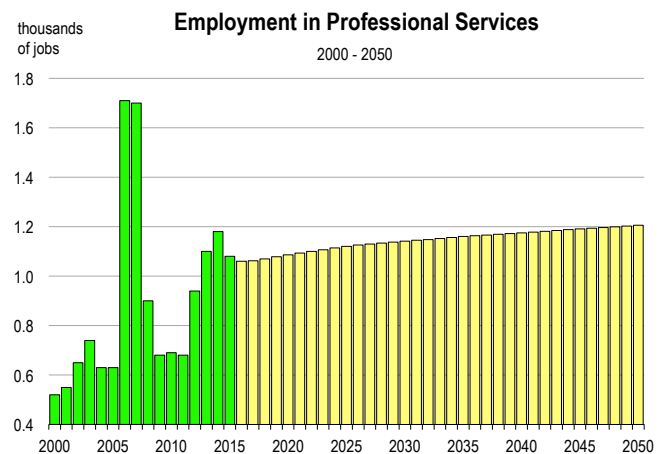
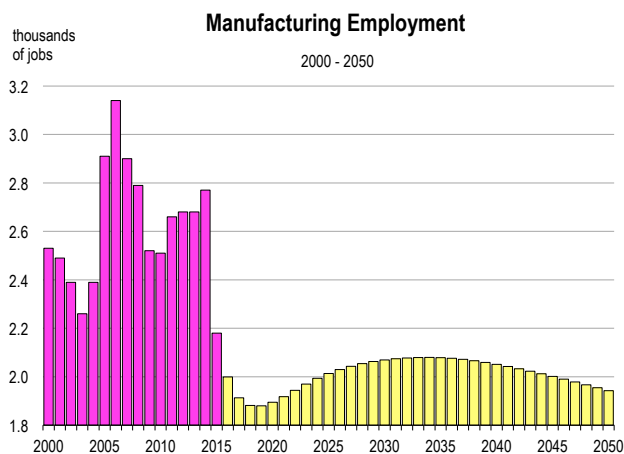
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	55,335	-197	55.6	16.8	145	\$0.45	\$1.92	\$38,150	1.3	281.0	575	15.1
2011	55,894	66	55.8	16.8	32	\$0.49	\$2.04	\$39,113	2.7	282.2	570	14.5
2012	56,333	0	56.1	17.0	36	\$0.53	\$2.14	\$39,786	2.7	312.1	609	13.1
2013	56,750	0	58.2	17.0	138	\$0.56	\$2.28	\$41,500	2.3	341.4	649	11.1
2014	57,168	0	59.8	17.0	87	\$0.59	\$2.42	\$42,900	2.8	333.1	670	9.3
2015	57,572	0	62.0	17.2	272	\$0.61	\$2.51	\$43,630	2.6	338.1	535	7.6
2016	58,046	78	62.5	17.4	149	\$0.65	\$2.63	\$44,256	2.7	346.3	500	6.8
2017	58,546	84	63.1	17.6	148	\$0.68	\$2.79	\$44,922	3.4	352.2	484	6.3
2018	59,036	55	63.7	17.7	164	\$0.72	\$2.93	\$45,438	3.4	356.6	480	6.5
2019	59,545	62	64.3	17.9	176	\$0.76	\$3.09	\$46,142	3.0	359.9	486	6.4
2020	60,072	56	65.0	18.1	190	\$0.81	\$3.25	\$46,799	3.0	362.5	496	6.4
2021	60,609	56	65.7	18.3	199	\$0.85	\$3.42	\$47,521	2.9	364.6	507	6.3
2022	61,168	60	66.4	18.5	189	\$0.89	\$3.60	\$48,240	2.9	366.3	520	6.2
2023	61,749	63	67.1	18.7	181	\$0.94	\$3.78	\$48,943	2.8	367.7	535	6.1
2024	62,331	51	67.9	18.9	189	\$0.99	\$3.97	\$49,719	2.6	368.9	548	6.0
2025	62,915	44	68.7	19.0	192	\$1.04	\$4.16	\$50,440	2.5	370.0	561	5.8
2026	63,503	39	69.6	19.2	191	\$1.09	\$4.35	\$51,047	2.5	371.1	573	5.7
2027	64,096	36	70.4	19.4	189	\$1.13	\$4.54	\$51,358	2.9	372.1	588	5.7
2028	64,706	46	71.2	19.6	200	\$1.18	\$4.72	\$51,667	2.7	373.0	603	5.6
2029	65,328	49	72.1	19.8	206	\$1.23	\$4.91	\$51,977	2.5	374.0	619	5.6
2030	65,966	58	73.0	20.0	208	\$1.28	\$5.09	\$52,267	2.4	374.9	635	5.6
2031	66,609	55	74.0	20.2	216	\$1.33	\$5.28	\$52,585	2.3	375.8	650	5.6
2032	67,246	39	74.9	20.5	208	\$1.39	\$5.48	\$52,801	2.5	376.7	665	5.6
2033	67,876	23	75.9	20.7	194	\$1.44	\$5.67	\$53,185	2.1	377.6	681	5.5
2034	68,503	17	76.9	20.9	182	\$1.50	\$5.88	\$53,507	2.3	378.4	696	5.5
2035	69,120	7	77.9	21.1	170	\$1.56	\$6.10	\$53,807	2.4	379.3	711	5.5
2036	69,741	10	78.9	21.2	160	\$1.62	\$6.33	\$53,925	2.8	380.1	726	5.5
2037	70,348	1	79.9	21.4	147	\$1.68	\$6.57	\$54,027	2.9	380.9	741	5.5
2038	70,947	2	80.8	21.5	142	\$1.74	\$6.81	\$54,181	2.7	381.7	756	5.5
2039	71,545	10	81.8	21.7	144	\$1.81	\$7.06	\$54,261	2.9	382.5	771	5.5
2040	72,148	23	82.7	21.8	146	\$1.87	\$7.32	\$54,360	2.8	383.3	786	5.5
2041	72,748	28	83.7	22.0	147	\$1.94	\$7.58	\$54,521	2.6	384.0	800	5.5
2042	73,341	28	84.6	22.1	147	\$2.01	\$7.85	\$54,720	2.5	384.8	815	5.5
2043	73,936	35	85.5	22.3	148	\$2.08	\$8.12	\$54,944	2.4	385.5	830	5.5
2044	74,530	37	86.5	22.4	148	\$2.15	\$8.39	\$55,237	2.2	386.2	844	5.5
2045	75,129	45	87.4	22.6	150	\$2.22	\$8.68	\$55,455	2.4	386.9	859	5.5
2046	75,742	58	88.3	22.7	152	\$2.30	\$8.97	\$55,686	2.3	387.6	874	5.5
2047	76,364	64	89.3	22.9	153	\$2.38	\$9.27	\$55,920	2.3	388.3	889	5.5
2048	76,995	66	90.2	23.0	153	\$2.46	\$9.59	\$56,173	2.3	388.9	905	5.5
2049	77,633	67	91.2	23.2	154	\$2.54	\$9.92	\$56,454	2.3	389.6	920	5.5
2050	78,277	68	92.2	23.4	154	\$2.63	\$10.27	\$56,745	2.3	390.3	935	5.5



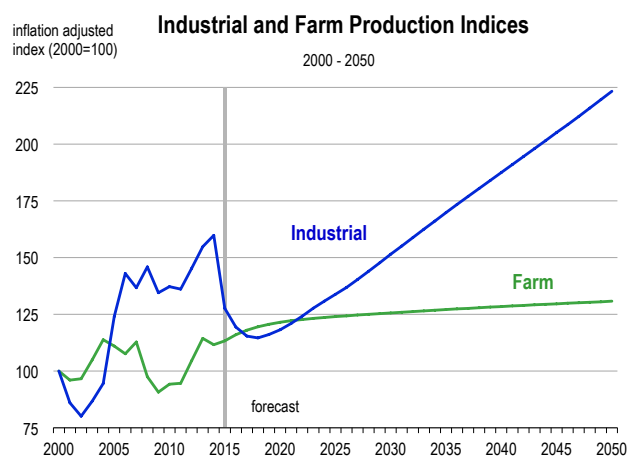
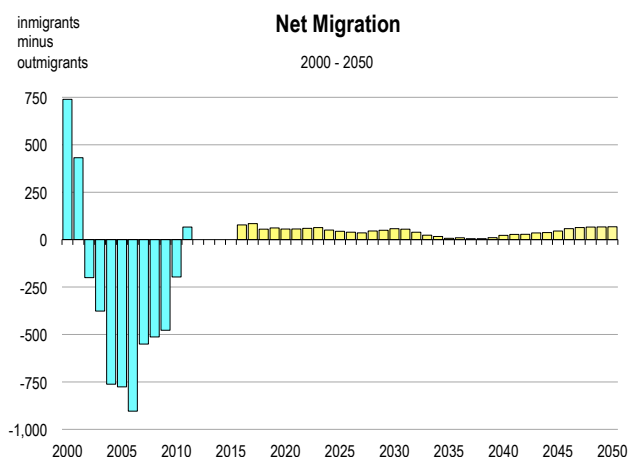
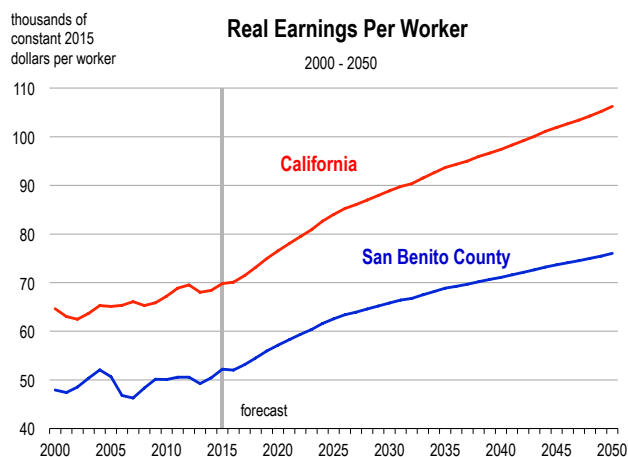
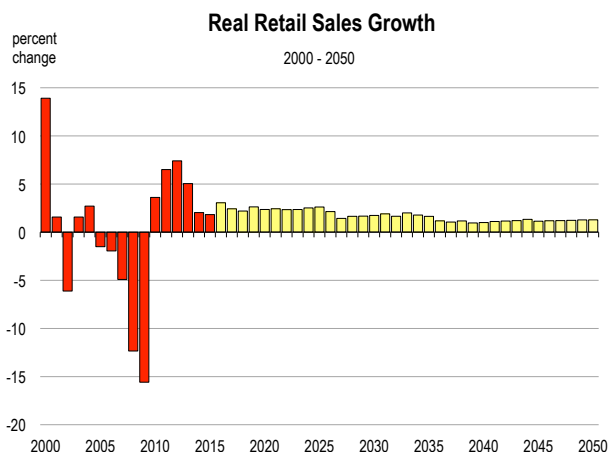
# San Benito County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	14.32	1.63	0.81	2.51	0.30	2.38	0.30	0.69	0.10	1.09	1.12	2.99
2011	14.25	1.59	0.73	2.66	0.28	2.47	0.30	0.68	0.10	1.06	1.08	2.85
2012	14.56	1.54	0.72	2.68	0.29	2.59	0.30	0.94	0.10	1.10	1.19	2.71
2013	15.50	1.68	0.82	2.68	0.43	2.74	0.38	1.10	0.10	1.20	1.23	2.74
2014	16.13	1.78	0.89	2.77	0.45	2.86	0.38	1.18	0.10	1.29	1.25	2.80
2015	15.99	1.78	1.06	2.18	0.49	3.02	0.38	1.08	0.10	1.38	1.27	2.85
2016	16.10	1.79	1.06	2.00	0.51	3.14	0.38	1.06	0.10	1.43	1.31	2.91
2017	16.24	1.76	1.08	1.91	0.52	3.24	0.39	1.06	0.10	1.48	1.34	2.93
2018	16.44	1.76	1.11	1.88	0.53	3.33	0.39	1.07	0.10	1.53	1.36	2.95
2019	16.68	1.77	1.14	1.88	0.54	3.40	0.39	1.08	0.10	1.59	1.38	2.98
2020	16.93	1.77	1.19	1.89	0.55	3.48	0.39	1.09	0.10	1.64	1.40	3.00
2021	17.19	1.78	1.25	1.92	0.55	3.54	0.39	1.09	0.10	1.69	1.42	3.02
2022	17.45	1.79	1.29	1.94	0.55	3.60	0.39	1.10	0.10	1.74	1.45	3.05
2023	17.70	1.80	1.33	1.97	0.55	3.65	0.39	1.11	0.10	1.79	1.47	3.08
2024	17.95	1.82	1.38	1.99	0.56	3.70	0.39	1.11	0.10	1.83	1.49	3.10
2025	18.22	1.84	1.43	2.01	0.56	3.75	0.39	1.12	0.10	1.88	1.50	3.15
2026	18.46	1.85	1.49	2.03	0.56	3.80	0.39	1.13	0.10	1.93	1.52	3.19
2027	18.67	1.86	1.54	2.04	0.57	3.84	0.39	1.13	0.10	1.97	1.53	3.20
2028	18.88	1.87	1.60	2.05	0.58	3.88	0.39	1.13	0.10	2.01	1.55	3.22
2029	19.10	1.88	1.66	2.06	0.60	3.91	0.39	1.14	0.10	2.05	1.56	3.23
2030	19.31	1.90	1.73	2.07	0.61	3.95	0.39	1.14	0.10	2.09	1.58	3.25
2031	19.52	1.91	1.80	2.07	0.62	3.98	0.39	1.15	0.10	2.13	1.60	3.26
2032	19.71	1.92	1.87	2.08	0.63	4.01	0.39	1.15	0.10	2.16	1.62	3.28
2033	19.89	1.93	1.92	2.08	0.65	4.04	0.39	1.15	0.10	2.19	1.63	3.29
2034	20.06	1.94	1.97	2.08	0.66	4.07	0.39	1.16	0.10	2.22	1.65	3.31
2035	20.22	1.96	2.01	2.08	0.67	4.10	0.39	1.16	0.10	2.24	1.67	3.32
2036	20.37	1.97	2.04	2.08	0.68	4.12	0.39	1.16	0.10	2.27	1.69	3.34
2037	20.49	1.98	2.06	2.07	0.69	4.15	0.39	1.17	0.10	2.28	1.71	3.35
2038	20.61	2.00	2.08	2.07	0.71	4.17	0.39	1.17	0.10	2.30	1.72	3.37
2039	20.72	2.01	2.10	2.06	0.72	4.19	0.39	1.17	0.10	2.31	1.74	3.39
2040	20.83	2.02	2.12	2.05	0.73	4.21	0.39	1.17	0.10	2.32	1.76	3.40
2041	20.94	2.04	2.15	2.04	0.74	4.23	0.39	1.18	0.10	2.33	1.78	3.42
2042	21.05	2.05	2.17	2.03	0.75	4.25	0.39	1.18	0.10	2.34	1.80	3.43
2043	21.16	2.07	2.19	2.02	0.77	4.27	0.39	1.18	0.10	2.35	1.82	3.45
2044	21.27	2.08	2.22	2.01	0.78	4.29	0.39	1.19	0.10	2.36	1.83	3.46
2045	21.38	2.09	2.24	2.00	0.79	4.31	0.39	1.19	0.10	2.37	1.85	3.48
2046	21.49	2.11	2.27	1.99	0.80	4.33	0.39	1.19	0.10	2.38	1.87	3.50
2047	21.60	2.12	2.30	1.98	0.82	4.34	0.39	1.20	0.10	2.38	1.89	3.51
2048	21.71	2.14	2.33	1.97	0.83	4.36	0.39	1.20	0.10	2.39	1.91	3.53
2049	21.83	2.15	2.36	1.95	0.84	4.38	0.39	1.20	0.10	2.40	1.93	3.54
2050	21.94	2.17	2.39	1.94	0.85	4.40	0.39	1.21	0.10	2.41	1.95	3.56







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	12.6%
Expected job growth:	6.8%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	12.1%

Expected population growth:	4.4%
Net migration to account for:	12.2%
Expected growth in number of vehicles:	5.0%

### Demographics (2016)

Unemployment rate (April 2016):	7.0%
County rank* in California (58 counties):	34th
Working age (16-64) population:	64.7%

Population with B.A. or higher:	18.7%
Median home selling price (2015):	\$450,750
Median household income:	\$70,839

### Quality of Life

Violent crime rate (2014):	343 per 100,000 persons
County rank* in California (58 counties):	25th
Average commute time to work (2016):	33.0 minutes

High School drop out rate (2015):	9.4%
Households at/below poverty line (2016):	8.6%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN BERNARDINO COUNTY ECONOMIC FORECAST

San Bernardino County is the largest county in the nation in terms of total land area. San Bernardino County has a population of 2.1 million people and a total of 705,700 wage and salary jobs. The per capita income is \$34,414 and the average salary per worker is \$54,046.

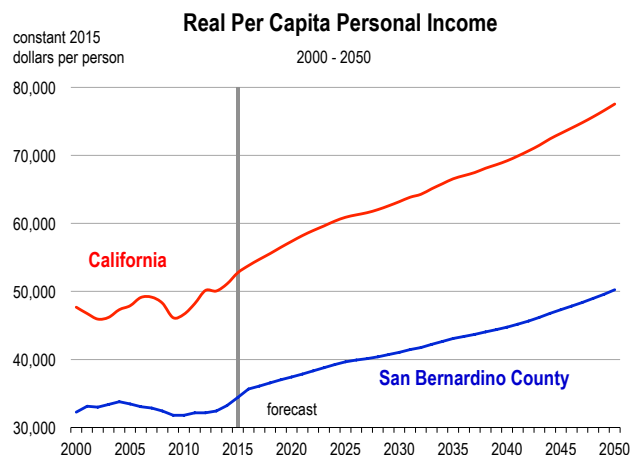
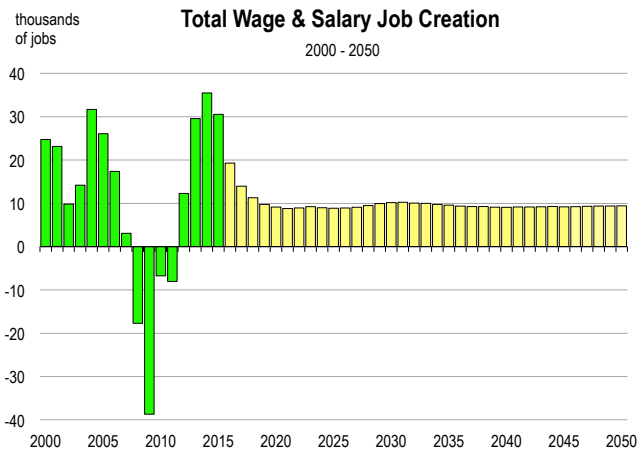
In 2015, total employment increased by 2.6 percent across Southern California. In San Bernardino County, a total of 30,600 jobs were gained, representing a growth rate of 4.5 percent. In addition, the unemployment rate improved rapidly, falling from 8.0 percent in 2014 to 6.5 percent in 2015.

In 2015, virtually all major sectors were characterized by job growth. The largest gains occurred in transportation and warehousing (+7,200 jobs), education and healthcare (+4,700 jobs), professional and business services (+3,000 jobs), and construction (+2,900 jobs).

From 2010 to 2015, the San Bernardino County population increased at an annual average rate of 0.9 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

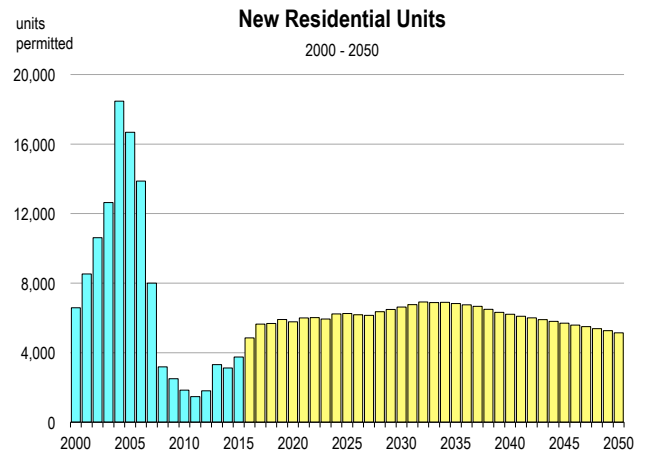
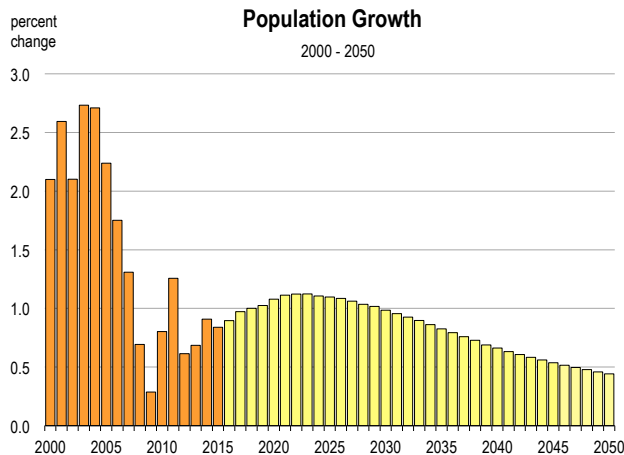
- Wage and salary employment is expected to increase by 2.7 percent in 2016. From 2016 to 2021, the annual growth rate is expected to average 1.4 percent.
- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In San Bernardino County, inflation-adjusted salaries are forecasted to rise by an average of 0.7 percent per year between 2016 and 2021.
- Employment growth will be widespread, but from 2016 to 2021, the largest gains will be observed in education and healthcare, transportation and utilities, professional and business services, and retail trade. Combined, these sectors will account for 62 percent of net job creation.
- From 2016 to 2021, population growth is expected to average 1.0 percent per year.
- Net migration will turn positive in 2016, and will remain positive throughout the forecast period. Between 2016 and 2021, an average of 4,600 net migrants will enter the county each year.
- Real per capita income is expected to rise by 3.6 percent in 2016. During the 2016-2021 period, real per capita income is forecasted to increase by 1.2 percent per year.
- Total taxable sales will increase by an average of 2.8 percent per year from 2016 to 2021.
- Industrial production will rise by 4.3 percent in 2015. From 2016 to 2021, the growth rate of industrial production is expected to average 3.2 percent per year.



# San Bernardino County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

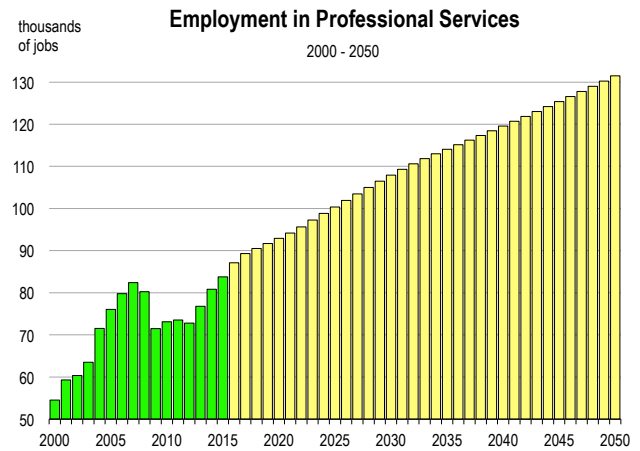
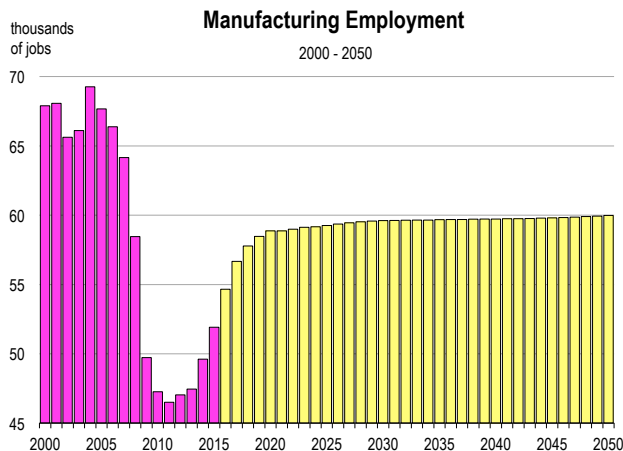
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	2,038,546	-3,778	1.64	611.6	1,847	\$24.7	\$59.9	\$31,795	1.2	463.1	17.6	13.5
2011	2,064,165	6,377	1.63	613.3	1,465	\$27.3	\$63.0	\$32,168	2.7	547.9	17.4	12.9
2012	2,076,836	-5,387	1.63	614.7	1,810	\$29.5	\$64.6	\$32,171	2.0	482.2	17.7	11.4
2013	2,091,054	-3,593	1.68	616.3	3,313	\$31.2	\$66.3	\$32,435	1.1	394.8	18.6	9.8
2014	2,110,042	1,142	1.72	618.0	3,115	\$33.2	\$69.5	\$33,231	1.3	531.9	19.6	8.0
2015	2,127,735	-1,141	1.76	620.8	3,755	\$35.9	\$73.2	\$34,414	0.9	537.6	21.2	6.5
2016	2,146,798	890	1.79	624.0	4,850	\$38.6	\$77.9	\$35,645	1.9	498.6	22.1	5.6
2017	2,167,674	2,660	1.81	628.4	5,643	\$41.3	\$82.0	\$36,083	3.0	489.6	23.0	5.3
2018	2,189,369	3,520	1.83	633.4	5,680	\$43.9	\$86.4	\$36,553	2.9	477.9	23.8	5.1
2019	2,211,808	4,232	1.85	638.5	5,908	\$45.7	\$89.8	\$37,011	1.6	476.3	24.5	5.0
2020	2,235,670	5,666	1.87	643.7	5,775	\$47.5	\$93.2	\$37,412	1.6	480.5	25.2	5.0
2021	2,260,554	6,803	1.89	648.9	5,999	\$49.4	\$96.9	\$37,865	1.6	472.2	25.8	5.1
2022	2,285,928	7,301	1.91	654.3	6,017	\$51.2	\$100.9	\$38,334	1.6	472.2	26.4	5.0
2023	2,311,612	7,672	1.93	659.6	5,936	\$53.1	\$104.9	\$38,784	1.6	467.2	27.1	5.0
2024	2,337,182	7,696	1.95	664.9	6,229	\$55.1	\$109.4	\$39,257	1.9	463.4	27.7	5.0
2025	2,362,829	7,940	1.97	670.5	6,253	\$57.3	\$114.1	\$39,665	2.1	457.4	28.3	4.9
2026	2,388,477	8,113	1.98	676.1	6,180	\$59.6	\$118.6	\$39,916	2.2	451.9	28.9	4.9
2027	2,413,842	7,986	2.00	681.6	6,147	\$62.0	\$123.1	\$40,115	2.2	446.1	29.6	4.9
2028	2,438,829	7,878	2.01	687.1	6,356	\$64.4	\$127.8	\$40,383	2.0	441.4	30.4	4.9
2029	2,463,636	7,851	2.03	692.8	6,486	\$66.9	\$132.5	\$40,710	1.8	437.3	31.2	4.9
2030	2,487,900	7,585	2.04	698.6	6,625	\$69.4	\$137.3	\$41,070	1.7	434.0	32.0	4.9
2031	2,511,673	7,272	2.05	704.5	6,763	\$72.1	\$142.2	\$41,458	1.6	430.9	32.8	4.9
2032	2,534,930	7,013	2.06	710.5	6,917	\$75.0	\$147.1	\$41,755	1.8	427.2	33.7	4.9
2033	2,557,677	6,696	2.08	716.7	6,882	\$77.7	\$152.3	\$42,225	1.4	425.1	34.5	4.9
2034	2,579,723	6,281	2.09	722.8	6,896	\$80.6	\$157.7	\$42,658	1.6	422.2	35.4	4.9
2035	2,601,026	5,871	2.10	729.0	6,826	\$83.5	\$163.3	\$43,088	1.7	419.0	36.3	4.9
2036	2,621,661	5,417	2.11	735.1	6,753	\$86.7	\$169.3	\$43,389	2.1	414.2	37.2	4.9
2037	2,641,560	4,977	2.12	741.1	6,666	\$89.9	\$175.5	\$43,678	2.2	409.0	38.1	4.9
2038	2,660,803	4,540	2.13	747.1	6,494	\$93.1	\$181.9	\$44,053	2.0	404.6	39.1	4.9
2039	2,679,129	3,871	2.15	752.9	6,320	\$96.5	\$188.6	\$44,381	2.2	399.6	40.0	4.9
2040	2,696,875	3,487	2.16	758.5	6,210	\$99.9	\$195.4	\$44,743	2.1	395.0	41.0	4.9
2041	2,713,915	3,034	2.17	764.1	6,095	\$103.2	\$202.4	\$45,179	1.9	391.2	42.0	4.9
2042	2,730,386	2,626	2.19	769.5	6,003	\$106.5	\$209.5	\$45,657	1.8	387.8	43.0	4.9
2043	2,746,307	2,255	2.20	774.9	5,900	\$109.8	\$216.8	\$46,177	1.7	384.8	44.0	4.9
2044	2,761,707	1,875	2.21	780.1	5,801	\$113.0	\$224.2	\$46,773	1.5	382.6	45.0	4.9
2045	2,776,536	1,473	2.22	785.3	5,697	\$116.4	\$231.9	\$47,308	1.7	379.8	46.1	4.9
2046	2,790,854	1,086	2.23	790.4	5,587	\$119.7	\$239.5	\$47,845	1.6	377.3	47.2	4.9
2047	2,804,711	766	2.24	795.4	5,498	\$123.5	\$248.2	\$48,397	1.9	373.8	48.3	4.9
2048	2,818,131	402	2.25	800.3	5,381	\$127.4	\$257.2	\$48,981	1.9	370.2	49.4	4.9
2049	2,831,062	61	2.26	805.1	5,265	\$131.5	\$266.9	\$49,593	2.0	366.4	50.5	4.9
2050	2,843,580	-274	2.27	809.8	5,142	\$135.9	\$277.5	\$50,236	2.2	361.9	51.7	4.8

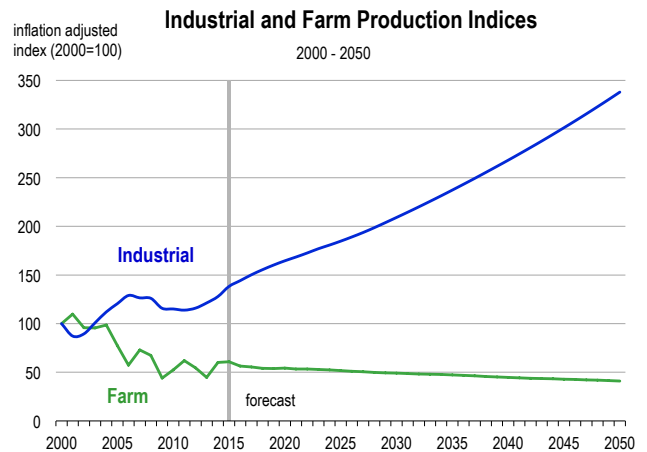
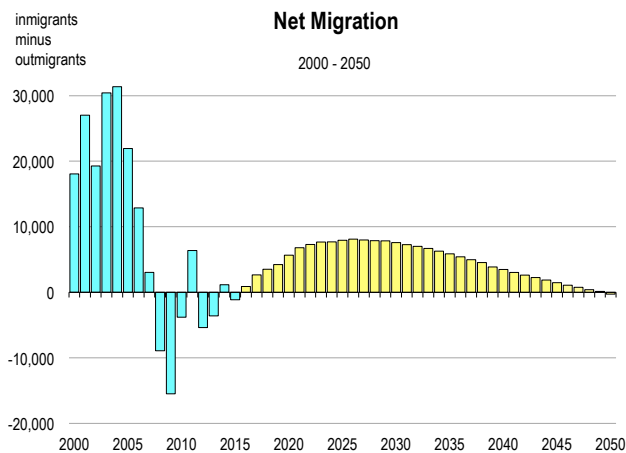
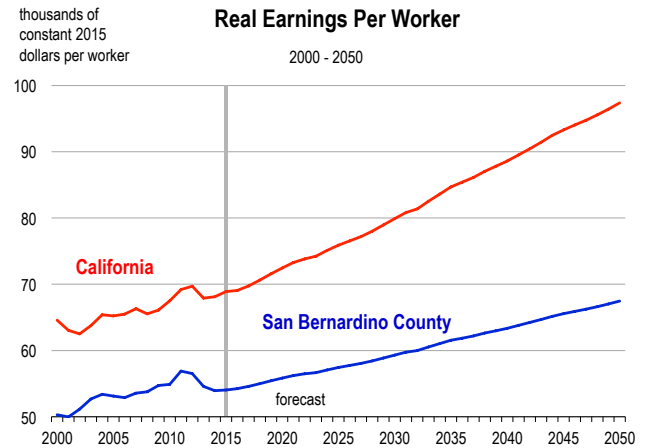
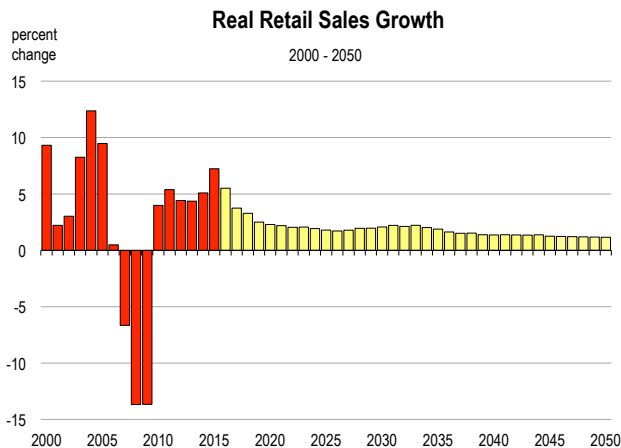


# San Bernardino County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	605.8	2.60	24.3	47.3	46.6	106.5	21.5	73.1	3.8	79.4	55.1	125.1
2011	597.8	2.45	25.0	46.5	47.8	106.2	21.1	73.6	4.5	81.4	55.1	113.3
2012	610.0	2.18	26.0	47.0	49.2	111.3	21.2	72.8	5.3	83.5	57.3	112.3
2013	639.6	1.99	27.0	47.5	52.0	119.1	21.7	76.8	5.2	88.1	62.1	114.8
2014	675.1	1.98	29.9	49.6	57.3	129.5	22.2	80.8	5.1	91.5	66.1	116.6
2015	705.7	2.07	32.8	51.9	64.5	133.4	22.7	83.8	5.1	96.2	69.2	118.9
2016	725.0	2.04	34.7	54.7	66.0	137.4	23.1	87.1	5.2	98.5	71.4	119.4
2017	738.9	2.02	35.7	56.7	67.5	140.0	23.4	89.3	5.3	100.4	73.0	119.6
2018	750.2	1.98	36.5	57.8	69.3	142.2	23.6	90.5	5.3	102.4	74.2	119.9
2019	760.0	1.95	37.3	58.5	71.0	143.9	23.9	91.7	5.3	104.4	74.8	120.3
2020	769.1	1.93	38.0	58.9	72.7	145.4	24.2	92.9	5.3	106.4	75.1	120.8
2021	777.9	1.90	38.8	58.9	74.5	146.9	24.4	94.2	5.4	108.5	75.3	121.4
2022	786.9	1.88	39.4	59.0	76.3	148.3	24.7	95.6	5.4	110.6	75.3	122.0
2023	796.1	1.86	40.0	59.1	78.1	149.7	25.1	97.3	5.4	112.7	75.4	122.7
2024	805.1	1.84	40.7	59.2	79.8	151.1	25.4	98.8	5.4	114.6	75.5	123.3
2025	814.0	1.82	41.4	59.3	81.5	152.4	25.6	100.4	5.5	116.5	75.7	124.0
2026	822.9	1.79	42.1	59.4	83.3	153.7	25.8	101.9	5.5	118.4	76.0	124.6
2027	832.0	1.77	42.9	59.5	85.0	155.1	26.0	103.5	5.5	120.3	76.4	125.2
2028	841.5	1.74	43.9	59.5	86.8	156.6	26.2	105.0	5.5	122.2	76.9	125.9
2029	851.4	1.72	44.8	59.6	88.5	158.1	26.5	106.5	5.5	124.1	77.6	126.7
2030	861.6	1.70	45.9	59.6	90.2	159.7	26.7	107.9	5.6	126.0	78.3	127.5
2031	871.8	1.67	47.0	59.6	92.0	161.5	27.0	109.3	5.6	127.9	79.1	128.3
2032	881.9	1.65	48.0	59.6	93.8	163.2	27.2	110.6	5.6	129.9	80.0	129.0
2033	891.9	1.63	49.1	59.6	95.5	165.0	27.4	111.8	5.6	131.8	80.8	129.6
2034	901.7	1.61	50.1	59.6	97.3	166.7	27.7	113.0	5.7	133.7	81.7	130.2
2035	911.2	1.60	51.2	59.7	99.1	168.4	27.9	114.1	5.7	135.6	82.6	130.7
2036	920.6	1.58	52.2	59.7	100.8	169.8	28.1	115.1	5.7	137.5	83.5	131.2
2037	929.9	1.55	53.3	59.7	102.5	171.2	28.3	116.2	5.7	139.5	84.4	131.6
2038	939.1	1.53	54.3	59.7	104.2	172.7	28.5	117.3	5.7	141.4	85.4	132.0
2039	948.2	1.51	55.3	59.7	105.9	174.0	28.8	118.4	5.8	143.3	86.4	132.3
2040	957.3	1.49	56.3	59.7	107.5	175.3	29.0	119.6	5.8	145.3	87.4	132.7
2041	966.5	1.47	57.3	59.7	109.1	176.7	29.2	120.7	5.8	147.2	88.4	133.0
2042	975.6	1.44	58.3	59.7	110.7	178.1	29.4	121.9	5.8	149.1	89.5	133.3
2043	984.8	1.42	59.3	59.8	112.3	179.4	29.6	123.0	5.8	151.1	90.6	133.7
2044	994.1	1.40	60.4	59.8	113.9	180.8	29.8	124.2	5.9	153.0	91.7	134.0
2045	1,003.3	1.39	61.4	59.8	115.4	182.1	30.0	125.4	5.9	154.9	92.8	134.4
2046	1,012.5	1.37	62.4	59.8	117.0	183.5	30.2	126.6	5.9	156.9	93.9	134.8
2047	1,021.9	1.35	63.5	59.9	118.5	184.8	30.4	127.8	5.9	158.8	95.1	135.2
2048	1,031.2	1.33	64.5	59.9	120.0	186.1	30.6	129.0	6.0	160.8	96.2	135.6
2049	1,040.6	1.32	65.6	59.9	121.4	187.4	30.7	130.2	6.0	162.8	97.4	136.1
2050	1,050.1	1.30	66.7	60.0	122.9	188.7	30.9	131.5	6.0	164.8	98.6	136.5





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	14.8%
Expected job growth:	7.3%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	11.9%

Expected population growth:	5.3%
Net migration to account for:	20.1%
Expected growth in number of vehicles:	5.7%

### Demographics (2016)

Unemployment rate (April 2016):	5.5%
County rank* in California (58 counties):	24th
Working age (16-64) population:	65.4%

Population with B.A. or higher:	18.8%
Median home selling price (2015):	\$261,000
Median household income:	\$54,496

### Quality of Life

Violent crime rate (2014):	363 per 100,000 persons
County rank* in California (58 counties):	31st
Average commute time to work (2016):	32.0 minutes

High school drop out rate (2015):	13.5%
Households at/below poverty line (2016):	15.7%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN DIEGO COUNTY ECONOMIC FORECAST

San Diego is the second largest county in California, behind only Los Angeles. It has a population of 3.3 million people and a total of 1.4 million wage and salary jobs. The average salary per worker is \$73,638, and the per capita income is \$54,249.

San Diego County has a diverse economy with a strong tourism sector, a sizeable defense industry, and a bustling technology cluster. The U.S. Navy is the largest employer.

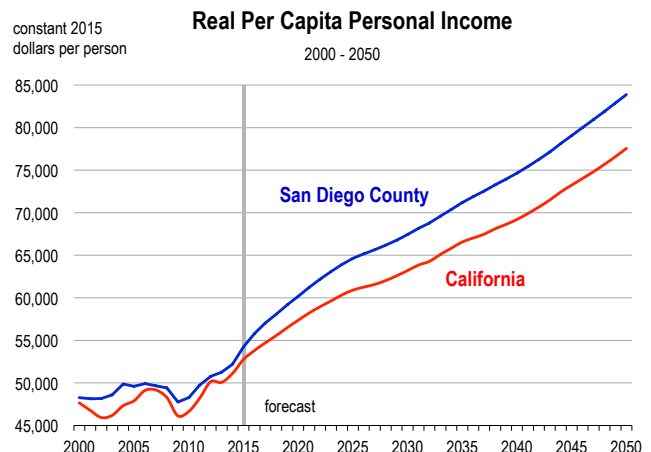
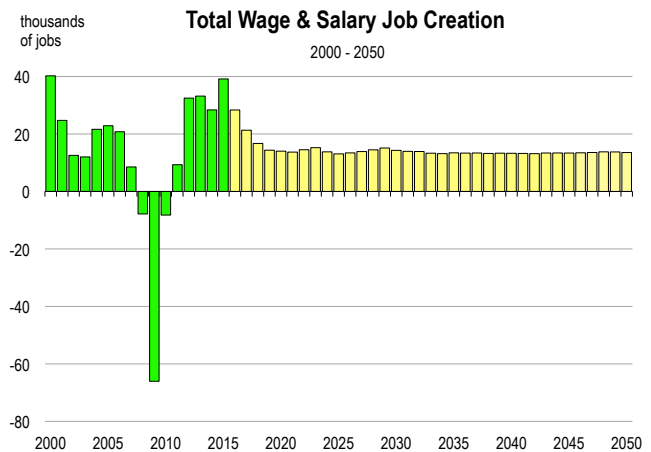
During 2015, San Diego County was characterized by employment growth of 2.9 percent, gaining a total of 39,100 jobs. Across the broader Southern California region, total employment increased by 2.6 percent. In San Diego County, the unemployment rate improved from 6.4 percent in 2014 to 5.2 percent in 2015.

In 2015, the largest job gains occurred in education and healthcare (+7,200 jobs), leisure and hospitality (+7,000 jobs), professional and business services (+6,000 jobs), and construction (+5,700 jobs). The only sector to lose jobs was information (-500 jobs).

From 2010-2015, the population of San Diego County grew at an annual average rate of 1.1 percent. This growth was largely a result of the natural increase (new births), but net migration was relatively healthy, with 8,500 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

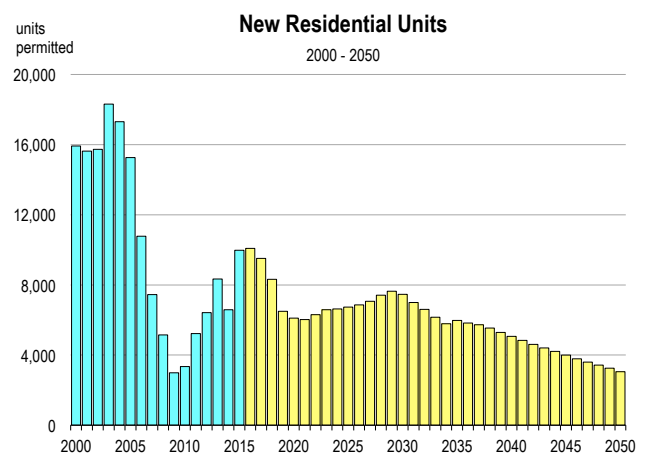
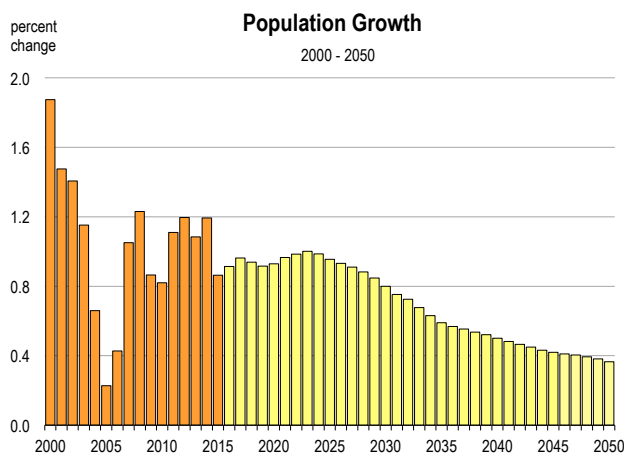
- Total employment is expected to increase by 2.0 percent in 2016. From 2016 to 2021, growth will average 1.1 percent per year.
- Average salaries are above the California state average, and will remain so over the foreseeable future. In San Diego County, real average salaries will rise by an average of 1.6 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest job gains will be observed in professional and business services, leisure and hospitality, education and healthcare, and government. Together, these sectors will account for 71 percent of net job creation.
- Population growth will decelerate slightly when compared to the last five years, averaging 0.9 percent annually from 2016 to 2021.
- From 2016 to 2021, an average of 8,700 net migrants will enter the county each year.
- Between 2016 and 2021, an average of 7,800 housing permits will be issued each year. Approximately 9,000 homes have been proposed in various development projects north of Escondido. Construction will begin shortly on some, with complete build-out occurring sometime after the year 2021.
- Real per capita income is expected to increase by 2.9 percent in 2016. Annual average growth of 1.9 percent is expected from 2016 to 2021.
- Total taxable sales are expected to increase by an average of 1.2 percent per year from 2016 to 2021.
- Industrial production is expected to rise by an average of 1.8 percent per year from 2016 to 2021.



# San Diego County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

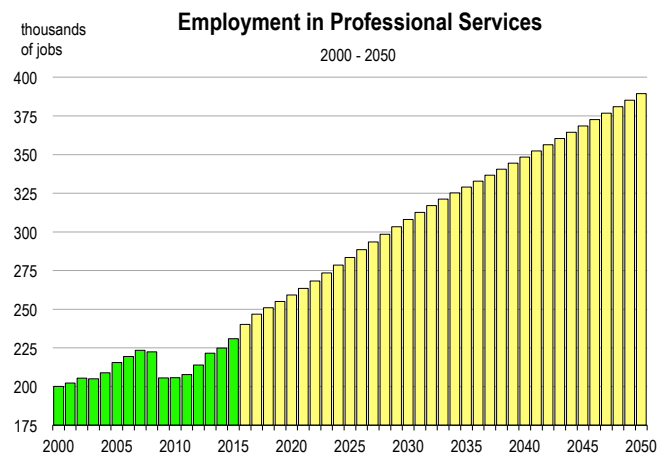
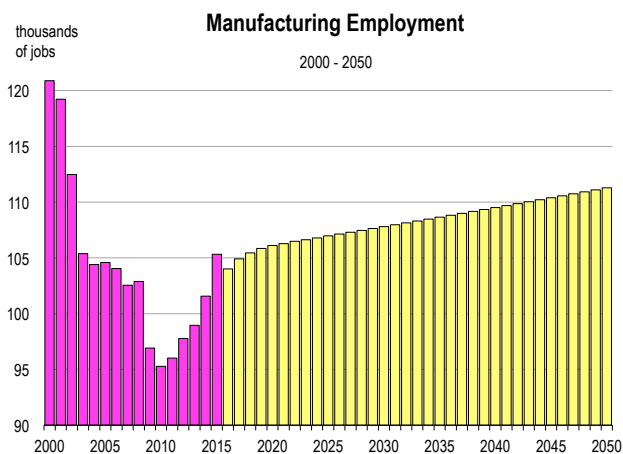
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	3,102,852	-249	2.67	1,086.2	3,346	\$41.6	\$138.3	\$48,286	1.2	1.79	22.5	10.8
2011	3,137,283	9,391	2.65	1,089.2	5,222	\$45.1	\$148.0	\$49,745	2.7	1.78	22.2	10.3
2012	3,174,808	13,562	2.67	1,093.2	6,419	\$47.9	\$156.0	\$50,779	2.0	1.81	23.1	9.1
2013	3,209,225	11,422	2.75	1,098.4	8,342	\$50.3	\$160.8	\$51,250	1.1	1.89	23.7	7.8
2014	3,247,522	13,818	2.81	1,104.9	6,583	\$53.0	\$167.9	\$52,180	1.3	1.83	24.4	6.4
2015	3,275,546	2,977	2.88	1,113.2	9,975	\$54.8	\$177.7	\$54,249	0.9	1.79	25.3	5.2
2016	3,305,481	4,783	2.93	1,120.7	10,085	\$57.3	\$187.9	\$55,801	1.9	1.81	25.5	4.3
2017	3,337,300	6,830	2.96	1,130.3	9,514	\$59.5	\$199.7	\$57,037	3.0	1.82	26.0	4.0
2018	3,368,626	6,515	2.99	1,139.3	8,321	\$62.0	\$211.2	\$58,079	2.9	1.82	26.5	3.9
2019	3,399,480	6,154	3.02	1,147.2	6,496	\$63.9	\$220.6	\$59,162	1.6	1.82	27.0	3.8
2020	3,431,066	7,075	3.04	1,153.3	6,107	\$65.8	\$230.2	\$60,195	1.6	1.82	27.5	3.8
2021	3,464,196	8,834	3.07	1,159.1	6,025	\$67.6	\$240.2	\$61,215	1.6	1.82	27.9	3.8
2022	3,498,315	10,140	3.09	1,164.8	6,304	\$69.4	\$250.4	\$62,191	1.6	1.82	28.4	3.8
2023	3,533,342	11,460	3.12	1,170.8	6,587	\$71.2	\$260.7	\$63,091	1.6	1.82	29.0	3.8
2024	3,568,190	11,748	3.14	1,177.1	6,631	\$73.2	\$271.9	\$63,917	1.9	1.81	29.5	3.8
2025	3,602,270	11,586	3.16	1,183.4	6,737	\$75.1	\$283.4	\$64,635	2.1	1.81	30.0	3.8
2026	3,635,836	11,654	3.19	1,189.7	6,862	\$77.0	\$294.9	\$65,180	2.2	1.81	30.5	3.8
2027	3,668,930	11,798	3.21	1,196.2	7,068	\$79.1	\$306.3	\$65,649	2.2	1.80	31.1	3.8
2028	3,701,307	11,692	3.24	1,202.9	7,415	\$81.5	\$317.7	\$66,173	2.0	1.81	31.7	3.8
2029	3,732,672	11,254	3.26	1,210.0	7,641	\$84.0	\$329.3	\$66,782	1.8	1.81	32.4	3.8
2030	3,762,518	10,357	3.29	1,217.2	7,464	\$86.7	\$340.9	\$67,434	1.7	1.81	33.1	3.8
2031	3,790,839	9,371	3.31	1,224.3	6,998	\$89.7	\$352.7	\$68,145	1.6	1.81	33.9	3.8
2032	3,818,329	8,877	3.34	1,230.9	6,606	\$92.8	\$365.2	\$68,801	1.8	1.81	34.6	3.8
2033	3,844,185	7,622	3.36	1,237.2	6,158	\$95.9	\$377.2	\$69,591	1.4	1.81	35.4	3.8
2034	3,868,433	6,456	3.38	1,243.0	5,787	\$99.1	\$390.1	\$70,382	1.6	1.80	36.1	3.8
2035	3,891,253	5,428	3.40	1,248.5	5,976	\$102.2	\$403.8	\$71,195	1.7	1.80	36.9	3.8
2036	3,913,369	4,931	3.43	1,254.2	5,828	\$105.4	\$418.7	\$71,896	2.1	1.80	37.7	3.8
2037	3,935,040	4,537	3.45	1,259.7	5,729	\$108.5	\$434.3	\$72,553	2.2	1.80	38.6	3.8
2038	3,956,128	3,797	3.47	1,265.1	5,541	\$111.5	\$449.8	\$73,270	2.0	1.81	39.4	3.8
2039	3,976,741	3,163	3.50	1,270.4	5,291	\$114.6	\$466.4	\$73,941	2.2	1.81	40.3	3.8
2040	3,996,655	2,576	3.52	1,275.4	5,067	\$117.6	\$483.2	\$74,645	2.1	1.81	41.2	3.8
2041	4,015,924	1,788	3.54	1,280.2	4,838	\$120.5	\$500.0	\$75,423	1.9	1.81	42.1	3.8
2042	4,034,620	994	3.57	1,284.8	4,610	\$123.3	\$517.0	\$76,253	1.8	1.82	43.0	3.8
2043	4,052,763	203	3.59	1,289.2	4,407	\$126.1	\$534.4	\$77,143	1.7	1.82	43.9	3.8
2044	4,070,259	-702	3.61	1,293.4	4,210	\$128.9	\$551.9	\$78,128	1.5	1.82	44.9	3.8
2045	4,087,342	-1,334	3.63	1,297.4	3,999	\$131.6	\$570.5	\$79,069	1.7	1.82	45.9	3.8
2046	4,104,118	-1,843	3.66	1,301.1	3,787	\$134.2	\$589.1	\$80,010	1.6	1.82	46.9	3.8
2047	4,120,706	-2,253	3.68	1,304.7	3,599	\$137.2	\$609.9	\$80,952	1.9	1.82	47.9	3.8
2048	4,136,931	-2,816	3.71	1,308.1	3,428	\$140.3	\$631.4	\$81,911	1.9	1.83	48.9	3.8
2049	4,152,723	-3,443	3.73	1,311.4	3,252	\$143.6	\$654.3	\$82,888	2.0	1.83	50.0	3.8
2050	4,167,890	-4,180	3.75	1,314.5	3,051	\$147.2	\$679.3	\$83,889	2.2	1.83	51.1	3.8



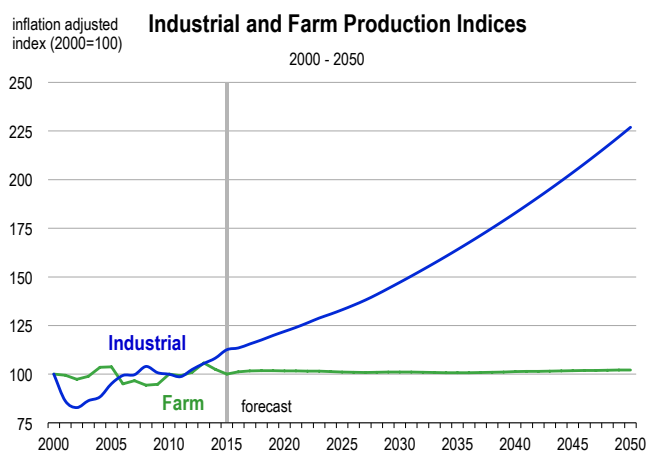
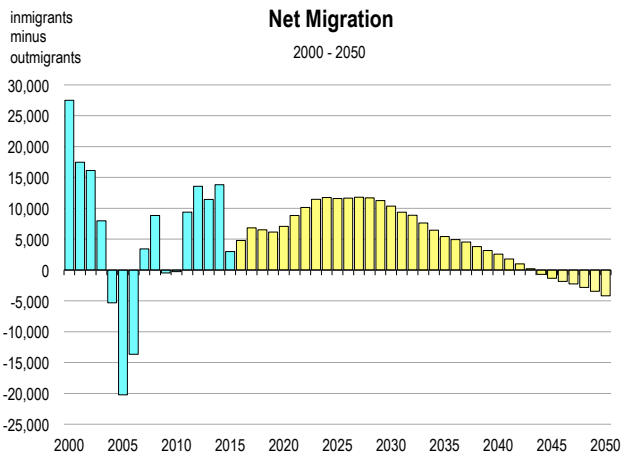
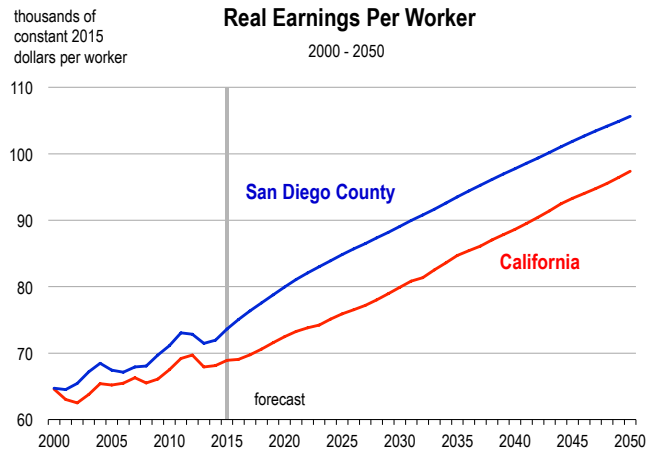
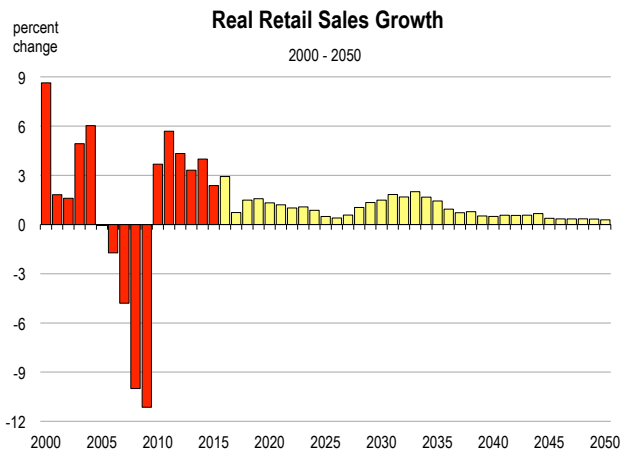
# San Diego County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	1,252.6	10.53	55.4	95.3	26.5	170.9	67.1	205.8	25.1	164.5	154.5	230.5
2011	1,261.8	9.79	55.2	96.0	26.1	174.9	67.4	207.7	24.2	167.9	155.6	229.0
2012	1,294.3	9.80	57.0	97.8	27.3	180.7	69.7	213.9	24.5	174.5	161.7	227.8
2013	1,327.5	9.75	60.9	99.0	27.2	185.2	70.8	221.6	24.3	181.0	168.6	229.5
2014	1,355.9	9.38	63.8	101.6	27.0	188.0	69.4	224.9	24.4	186.0	177.0	231.9
2015	1,395.0	9.08	69.5	105.3	28.2	190.9	71.4	230.9	23.9	193.2	184.0	235.3
2016	1,423.3	9.00	70.6	104.0	28.5	193.4	72.3	240.2	26.0	197.4	189.7	237.8
2017	1,444.6	9.01	70.6	104.9	28.8	195.6	72.9	246.8	27.2	200.0	193.8	239.6
2018	1,461.3	9.01	70.6	105.4	29.2	197.0	73.5	251.0	28.0	203.0	196.8	241.3
2019	1,475.7	9.01	70.3	105.8	29.5	198.0	74.5	255.0	28.5	206.3	198.3	243.0
2020	1,489.7	9.02	71.0	106.1	29.9	198.8	75.3	259.2	29.1	209.6	199.0	244.6
2021	1,503.4	9.02	71.9	106.3	30.3	199.4	76.1	263.5	29.7	212.9	199.6	245.7
2022	1,517.9	9.02	73.1	106.5	30.7	200.1	77.2	268.2	30.4	216.3	199.7	246.7
2023	1,533.2	9.02	74.3	106.6	31.1	200.8	78.5	273.5	31.1	219.8	199.9	247.7
2024	1,546.9	9.03	75.1	106.8	31.4	201.5	79.5	278.5	31.3	222.8	200.1	248.7
2025	1,560.0	9.04	75.3	107.0	31.8	202.2	80.7	283.5	31.7	225.7	200.6	249.6
2026	1,573.4	9.05	75.5	107.1	32.2	202.8	82.1	288.5	32.1	228.4	201.3	250.5
2027	1,587.3	9.05	75.7	107.3	32.6	203.4	83.6	293.5	32.5	231.1	202.2	251.4
2028	1,601.8	9.04	76.5	107.5	33.0	204.2	85.1	298.5	32.8	233.8	203.4	252.3
2029	1,616.9	9.03	77.7	107.6	33.4	205.0	86.5	303.3	33.0	236.6	205.1	252.9
2030	1,631.2	9.02	78.3	107.8	33.8	205.8	87.7	308.0	33.1	239.5	207.0	253.5
2031	1,645.2	9.02	78.6	108.0	34.2	206.6	88.8	312.6	33.4	242.3	208.9	254.0
2032	1,659.1	9.02	78.7	108.1	34.6	207.4	90.0	317.0	33.9	245.2	210.9	254.6
2033	1,672.4	9.03	78.9	108.3	34.9	208.2	91.1	321.2	33.9	248.0	212.9	255.2
2034	1,685.6	9.03	79.2	108.5	35.3	209.0	92.2	325.2	34.0	250.9	214.8	255.7
2035	1,699.0	9.03	79.8	108.7	35.7	209.8	93.4	329.0	34.1	253.7	216.8	256.3
2036	1,712.3	9.03	80.1	108.8	36.1	210.4	94.6	332.8	34.5	256.6	218.9	256.8
2037	1,725.7	9.02	80.5	109.0	36.5	211.1	95.8	336.7	34.9	259.4	220.9	257.4
2038	1,739.0	9.01	80.7	109.2	36.9	211.8	97.0	340.5	35.1	262.3	222.9	258.0
2039	1,752.3	9.00	80.9	109.3	37.3	212.4	98.1	344.4	35.4	265.2	225.0	258.7
2040	1,765.6	8.98	81.0	109.5	37.7	213.0	99.2	348.4	35.7	268.2	227.1	259.4
2041	1,778.8	8.97	81.1	109.7	38.1	213.7	100.3	352.3	35.9	271.1	229.2	260.1
2042	1,792.0	8.96	81.1	109.9	38.5	214.4	101.2	356.3	36.0	274.0	231.3	260.9
2043	1,805.3	8.95	81.1	110.0	38.8	215.0	102.3	360.4	36.2	276.9	233.4	261.8
2044	1,818.7	8.94	81.1	110.2	39.2	215.7	103.3	364.4	36.3	279.8	235.6	262.7
2045	1,832.1	8.93	80.9	110.4	39.6	216.3	104.4	368.5	36.6	282.7	237.7	263.7
2046	1,845.5	8.92	80.6	110.6	40.0	217.0	105.4	372.6	36.9	285.7	239.9	264.6
2047	1,859.1	8.92	80.3	110.7	40.4	217.6	106.4	376.8	37.2	288.7	242.1	265.7
2048	1,872.9	8.91	80.1	110.9	40.8	218.3	107.6	381.0	37.4	291.7	244.3	266.7
2049	1,886.6	8.90	79.7	111.1	41.2	218.9	108.7	385.2	37.6	294.8	246.5	267.8
2050	1,900.2	8.90	79.2	111.3	41.6	219.5	109.8	389.4	37.8	297.9	248.8	268.9







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.5%
Expected job growth:	5.6%
Fastest growing jobs sector:	Information
Expected personal income growth:	15.0%

Expected population growth:	4.8%
Net migration to account for:	22.3%
Expected growth in number of vehicles:	4.6%

### Demographics (2016)

Unemployment rate (April 2016):	4.5%
County rank* in California (58 counties):	12th
Working age (16-64) population:	66.9%

Population with B.A. or higher:	34.5%
Median home selling price (2015):	\$460,000
Median household income:	\$65,496

### Quality of Life

Violent crime rate (2014):	315 per 100,000 persons
County rank* in California (58 counties):	22nd
Average commute time to work (2016):	27.0 minutes

High school drop out rate (2015):	10.2%
Households at/below poverty line (2016):	11.2%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN FRANCISCO COUNTY ECONOMIC FORECAST

San Francisco County – located on a peninsula between the San Francisco Bay and the Pacific Ocean – is one of the State's largest tourist destinations. San Francisco County has a population of 862,500 people and a total of 674,100 wage and salary jobs, making it a jobs center for a number of Bay Area counties. The per capita income in San Francisco County is \$96,903 and the average salary per worker is \$109,936.

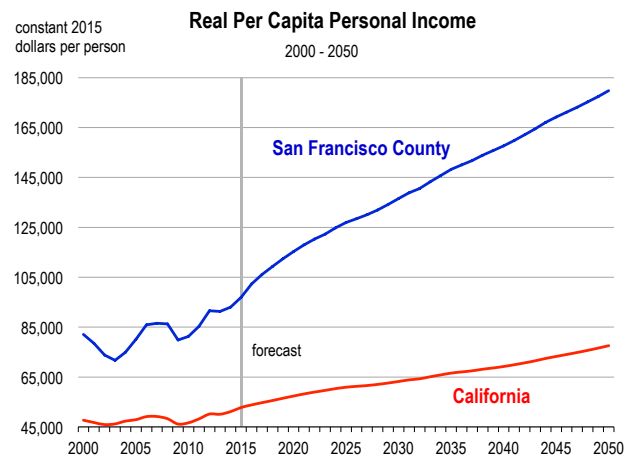
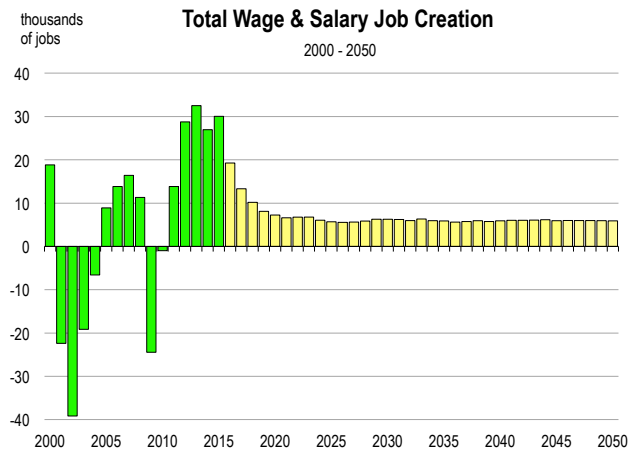
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In San Francisco County, a total of 30,100 jobs were created, representing a growth rate of 4.7 percent. The unemployment rate improved substantially, falling from 4.4 percent in 2014 to 3.5 percent in 2015.

In 2015, the largest job gains occurred in professional services (+11,600 jobs), which accounted for almost 40 percent of net job growth in the county. Other sectors with large increases were leisure and hospitality (+3,200 jobs), education and healthcare (+2,700 jobs), Information (+2,700 jobs), and construction (+2,600 jobs). No major sectors had losses, although the manufacturing and agriculture industries were flat.

Between 2010 and 2015, the population of San Francisco County increased at a rate of 1.4 percent per year. Net migration accounted for 70 percent of this increase, as people moved to the region for its booming job market and high wages.

## FORECAST HIGHLIGHTS

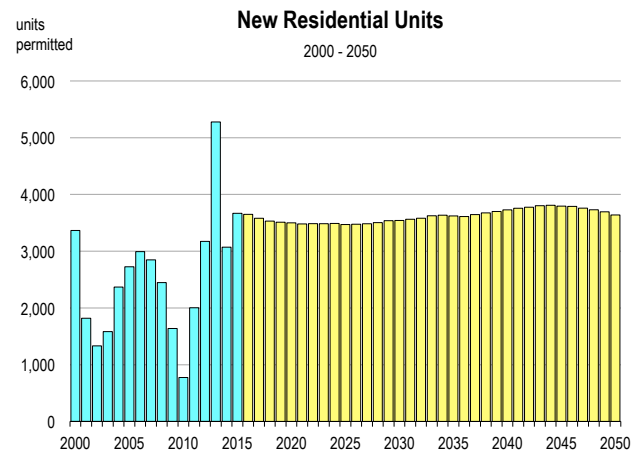
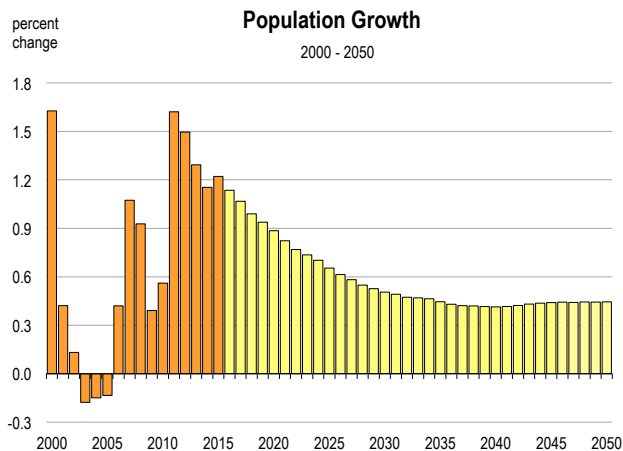
- Total employment will rise by 2.9 percent in 2016. From 2016 to 2021, the annual growth rate is expected to average 1.3 percent.
- Average salaries are currently well above the California state average, and will remain so over the foreseeable future. In San Francisco County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year between 2016 and 2021.
- From 2016 to 2021, the principal engine of employment growth will be professional services, which will account for half of net job creation in the county. Strong growth will also be observed in leisure services, education and healthcare, and information, which will account for a combined 27 percent of net job creation.
- Population growth will average 0.9 percent per year between 2016 and 2021.
- In 2016, a total of 5,900 net migrants are expected to enter the county. Over the entire 2016-2021 period, net migration is expected to average 4,800 people per year.
- Between 2016 and 2021, an average of 3,500 new housing permits will be issued. Some of these will be located on Treasure Island (8,000 homes) and at Candlestick Point (12,000 homes). Parts of these projects will be completed before 2021, while the remaining units will be built in later years.
- Real per capita income is expected to increase at a rate of 5.6 percent in 2016. Between 2016 and 2021, real per capita income will increase at a rate of 2.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.9 percent per year between 2016 and 2021.
- Industrial production is expected to decline slightly in 2016. From 2016 to 2021, industrial production is expected to fall by 0.5 percent per year.



# San Francisco County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

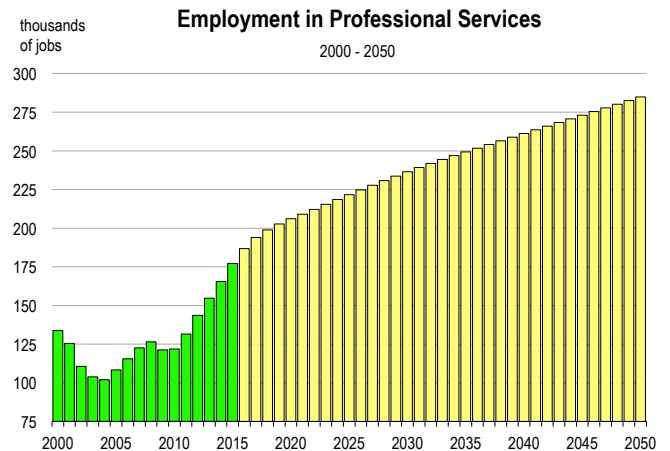
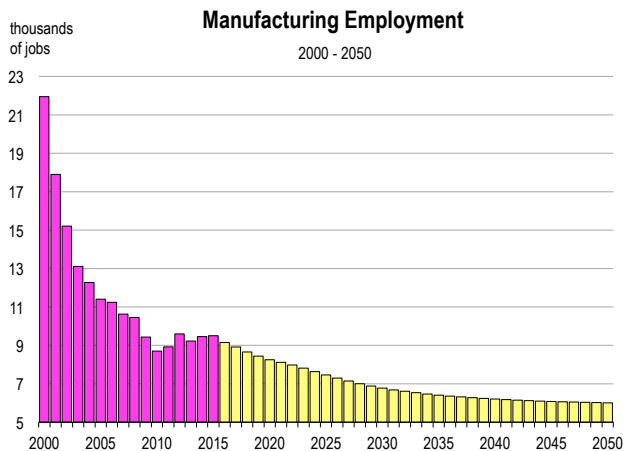
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	806,292	1,405	470	345.2	774	\$13.4	\$57.6	\$81,258	1.3	0.8	3.7	8.9
2011	819,358	9,896	466	346.7	2,002	\$14.9	\$63.1	\$85,300	2.7	1.1	3.6	8.1
2012	831,607	8,998	471	348.6	3,175	\$16.0	\$70.6	\$91,565	2.7	1.1	3.8	6.8
2013	842,357	7,404	485	352.0	5,277	\$17.1	\$72.9	\$91,265	2.3	1.8	3.9	5.5
2014	852,070	6,206	490	357.7	3,070	\$18.5	\$77.2	\$92,995	2.8	0.8	4.0	4.4
2015	862,470	6,690	494	364.3	3,670	\$19.2	\$83.6	\$96,903	2.6	0.8	4.0	3.5
2016	872,263	5,922	502	366.4	3,650	\$20.1	\$91.5	\$102,332	2.5	1.1	4.0	3.2
2017	881,572	5,419	509	368.5	3,581	\$21.3	\$99.3	\$106,061	3.6	1.2	4.0	3.2
2018	890,296	4,906	514	370.6	3,531	\$22.5	\$107.0	\$109,276	3.5	1.2	3.9	3.2
2019	898,646	4,574	519	372.6	3,511	\$23.4	\$113.6	\$112,379	2.3	1.3	3.9	3.3
2020	906,600	4,229	523	374.6	3,500	\$24.4	\$120.3	\$115,269	2.3	1.2	3.9	3.3
2021	914,060	3,869	527	376.6	3,481	\$25.4	\$127.0	\$117,987	2.3	1.2	3.9	3.4
2022	921,086	3,470	530	378.6	3,486	\$26.4	\$133.5	\$120,282	2.3	1.2	3.9	3.3
2023	927,862	3,274	533	380.6	3,485	\$27.3	\$139.9	\$122,273	2.3	1.2	3.9	3.3
2024	934,378	3,087	535	382.5	3,490	\$28.4	\$147.5	\$124,815	2.6	1.2	3.8	3.3
2025	940,487	2,724	538	384.5	3,470	\$29.6	\$155.1	\$126,887	2.8	1.1	3.8	3.4
2026	946,262	2,417	541	386.5	3,476	\$30.8	\$162.6	\$128,479	2.9	1.1	3.8	3.4
2027	951,770	2,171	543	388.5	3,484	\$32.0	\$170.2	\$130,040	2.9	1.1	3.8	3.4
2028	956,989	1,984	546	390.5	3,504	\$33.2	\$178.4	\$131,970	2.7	1.1	3.8	3.4
2029	962,028	1,854	548	392.5	3,538	\$34.5	\$186.9	\$134,205	2.5	1.1	3.8	3.3
2030	966,886	1,804	551	394.5	3,542	\$35.7	\$195.7	\$136,510	2.4	1.0	3.8	3.3
2031	971,643	1,774	553	396.5	3,563	\$37.0	\$204.6	\$138,850	2.3	1.0	3.8	3.3
2032	976,243	1,721	556	398.6	3,581	\$38.3	\$213.2	\$140,514	2.5	1.0	3.9	3.3
2033	980,827	1,737	559	400.6	3,625	\$39.6	\$223.0	\$143,214	2.1	1.0	3.9	3.3
2034	985,378	1,704	561	402.7	3,635	\$41.1	\$233.2	\$145,749	2.3	0.9	3.9	3.3
2035	989,768	1,566	564	404.7	3,622	\$42.6	\$244.0	\$148,241	2.4	0.9	4.0	3.3
2036	994,024	1,361	566	406.8	3,611	\$44.2	\$254.9	\$150,028	2.8	0.9	4.0	3.3
2037	998,211	1,170	569	408.9	3,646	\$45.9	\$266.3	\$151,741	2.9	0.9	4.0	3.3
2038	1,002,400	1,003	571	411.0	3,676	\$47.7	\$278.5	\$153,874	2.7	0.9	4.1	3.3
2039	1,006,567	804	574	413.1	3,700	\$49.5	\$291.2	\$155,733	2.9	0.8	4.1	3.3
2040	1,010,732	623	576	415.2	3,729	\$51.4	\$304.2	\$157,661	2.8	0.8	4.2	3.3
2041	1,014,939	553	579	417.3	3,757	\$53.4	\$317.7	\$159,831	2.6	0.8	4.2	3.3
2042	1,019,228	524	582	419.4	3,776	\$55.4	\$331.7	\$162,115	2.5	0.8	4.3	3.3
2043	1,023,622	516	584	421.6	3,802	\$57.4	\$346.0	\$164,449	2.4	0.8	4.4	3.3
2044	1,028,092	523	587	423.8	3,810	\$59.4	\$360.8	\$167,046	2.2	0.8	4.4	3.3
2045	1,032,618	500	589	425.9	3,795	\$61.6	\$375.9	\$169,193	2.4	0.7	4.5	3.3
2046	1,037,194	489	592	428.1	3,790	\$63.7	\$390.8	\$171,192	2.3	0.7	4.5	3.3
2047	1,041,771	480	594	430.3	3,759	\$66.1	\$407.4	\$173,182	2.6	0.7	4.6	3.3
2048	1,046,399	476	596	432.4	3,730	\$68.5	\$424.8	\$175,252	2.6	0.7	4.7	3.3
2049	1,051,039	470	598	434.5	3,695	\$71.1	\$443.7	\$177,461	2.7	0.7	4.8	3.3
2050	1,055,715	459	600	436.6	3,639	\$74.0	\$464.5	\$179,791	2.9	0.7	4.8	3.3

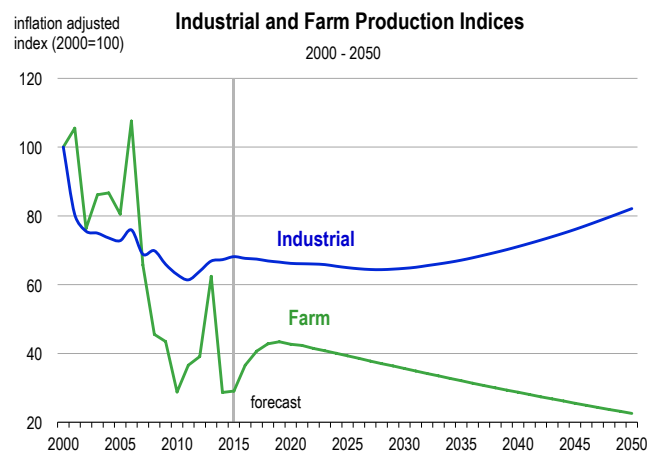
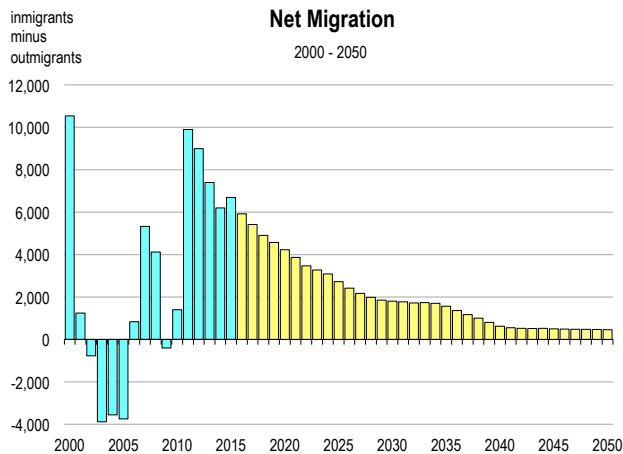
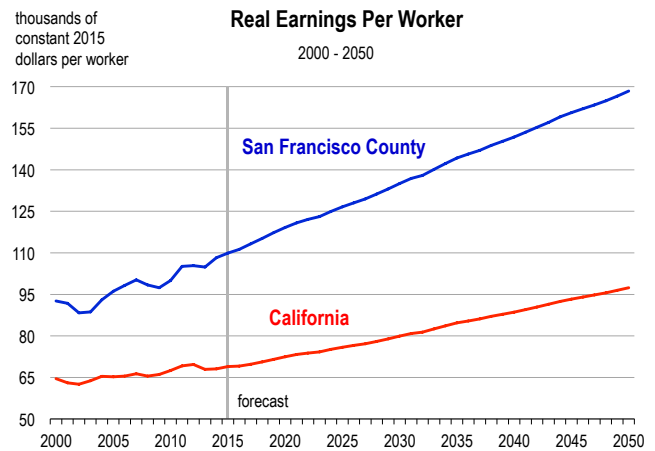
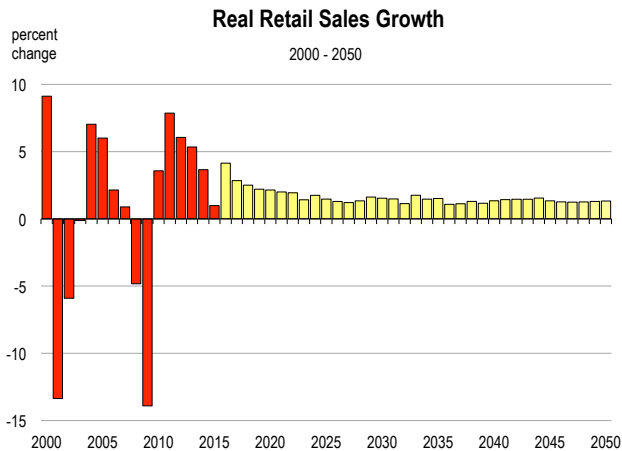


# San Francisco County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	542.0	0.25	13.9	8.7	10.9	50.8	48.4	121.9	19.5	79.4	76.8	90.0
2011	555.9	0.18	13.6	8.9	10.8	51.5	46.9	131.5	22.7	78.8	79.4	89.8
2012	584.6	0.13	14.9	9.6	10.9	54.4	47.7	143.6	25.5	81.3	84.6	89.2
2013	617.1	0.18	15.7	9.2	11.7	57.4	48.9	154.7	25.3	82.9	87.7	88.6
2014	644.1	0.19	17.4	9.5	12.0	59.2	49.8	165.5	27.9	84.6	91.5	89.9
2015	674.1	0.19	20.0	9.5	12.3	61.0	51.7	177.1	30.6	87.3	94.7	92.6
2016	693.4	0.20	21.0	9.1	12.4	61.6	53.6	186.8	31.5	88.7	98.3	92.2
2017	706.7	0.21	21.2	8.9	12.4	62.5	54.8	193.9	32.4	89.7	99.9	92.4
2018	716.9	0.22	21.2	8.7	12.3	63.4	55.5	198.9	33.1	90.9	101.0	93.0
2019	725.0	0.22	21.2	8.4	12.2	64.0	56.0	202.7	33.6	92.1	101.4	93.3
2020	732.2	0.22	21.3	8.3	12.0	64.7	56.4	206.1	34.1	93.3	101.5	93.8
2021	738.8	0.22	21.4	8.1	11.9	65.3	56.7	209.0	34.6	94.5	101.6	94.2
2022	745.6	0.21	21.6	8.0	11.8	65.8	57.0	212.1	35.1	95.7	101.5	94.6
2023	752.4	0.21	21.8	7.8	11.7	66.2	57.4	215.4	35.4	96.9	101.5	94.9
2024	758.4	0.21	21.9	7.6	11.6	66.7	57.7	218.6	35.8	98.0	101.5	95.1
2025	764.1	0.21	22.0	7.5	11.4	67.1	58.0	221.6	36.3	98.9	101.6	95.2
2026	769.7	0.21	22.1	7.3	11.3	67.4	58.3	224.7	36.7	99.8	101.7	95.3
2027	775.3	0.21	22.1	7.1	11.2	67.7	58.6	227.7	37.1	100.7	102.0	95.3
2028	781.1	0.21	22.1	7.0	11.0	68.1	58.9	230.7	37.5	101.6	102.5	95.4
2029	787.4	0.20	22.2	6.9	10.9	68.5	59.2	233.6	38.0	102.5	103.2	95.6
2030	793.7	0.20	22.3	6.8	10.8	68.9	59.5	236.5	38.4	103.4	103.9	95.8
2031	799.9	0.20	22.3	6.7	10.7	69.3	59.7	239.2	38.8	104.2	104.7	95.9
2032	805.9	0.20	22.4	6.6	10.7	69.6	60.0	241.9	39.3	105.1	105.4	96.1
2033	812.2	0.20	22.5	6.5	10.6	70.0	60.2	244.4	39.7	106.0	106.3	96.3
2034	818.1	0.20	22.5	6.5	10.5	70.4	60.5	246.9	40.2	106.8	107.1	96.5
2035	824.0	0.20	22.6	6.4	10.5	70.9	60.7	249.3	40.6	107.6	107.9	96.7
2036	829.6	0.19	22.6	6.4	10.4	71.2	60.9	251.7	41.1	108.5	108.6	96.7
2037	835.4	0.19	22.7	6.3	10.4	71.5	61.1	254.1	41.5	109.3	109.4	96.8
2038	841.3	0.19	22.7	6.3	10.3	71.8	61.3	256.5	42.0	110.1	110.4	96.9
2039	847.1	0.19	22.8	6.2	10.3	72.2	61.5	258.8	42.5	110.9	111.2	97.0
2040	853.0	0.19	22.9	6.2	10.3	72.5	61.7	261.2	43.0	111.7	112.1	97.1
2041	859.0	0.19	22.9	6.2	10.2	72.9	61.9	263.6	43.4	112.5	113.0	97.2
2042	865.0	0.19	23.0	6.1	10.2	73.4	62.1	265.9	43.9	113.3	113.9	97.3
2043	871.1	0.19	23.1	6.1	10.2	73.8	62.3	268.3	44.4	114.1	114.8	97.5
2044	877.3	0.18	23.2	6.1	10.2	74.2	62.5	270.7	44.9	114.8	115.8	97.7
2045	883.2	0.18	23.2	6.1	10.1	74.6	62.7	273.0	45.4	115.6	116.6	97.9
2046	889.2	0.18	23.2	6.1	10.1	75.0	62.9	275.4	45.9	116.3	117.6	98.1
2047	895.2	0.18	23.2	6.1	10.1	75.3	63.1	277.8	46.4	117.1	118.5	98.3
2048	901.1	0.18	23.2	6.0	10.1	75.7	63.3	280.1	46.9	117.8	119.4	98.4
2049	907.1	0.18	23.2	6.0	10.1	76.1	63.5	282.5	47.4	118.6	120.4	98.6
2050	913.0	0.18	23.1	6.0	10.1	76.5	63.7	284.8	48.0	119.4	121.4	98.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	12.3%
Expected job growth:	6.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	20.8%

Expected population growth:	4.8%
Net migration to account for:	55.0%
Expected growth in number of vehicles:	4.9%

### Demographics (2016)

Unemployment rate (April 2016):	3.1%
County rank* in California (58 counties):	2nd
Working age (16-64) population:	72.2%

Population with B.A. or higher:	53.0%
Median home selling price (2015):	\$1,100,000
Median household income:	\$84,160

### Quality of Life

Violent crime rate (2014):	752 per 100,000 persons
County rank* in California (58 counties):	57th
Average commute time to work (2016):	35.0 minutes

High School drop out rate (2015):	6.4%
Households at/below poverty line (2016):	8.1%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN JOAQUIN COUNTY ECONOMIC FORECAST

San Joaquin County is the northernmost county in the San Joaquin Valley. San Joaquin County has a population of 728,500 people and approximately 234,800 wage and salary jobs. The income per capita is \$37,375 and the average salary per worker is \$50,153.

Much like the other counties in the San Joaquin Valley, San Joaquin County is heavily agricultural. However, the San Joaquin County economy is more diverse, primarily as a result of its proximity to Sacramento and the Bay Area. Compared to the rest of the San Joaquin Valley, San Joaquin County has a lower concentration of farm and government jobs, and a higher concentration of transportation and warehousing jobs.

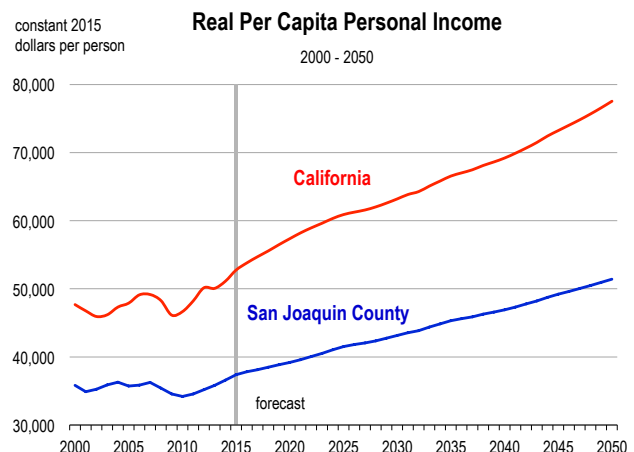
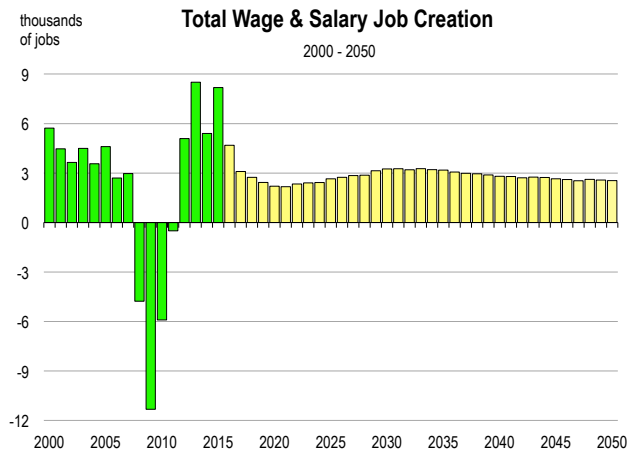
In 2015, employment across Northern California increased by 3.3 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.1 percent. In San Joaquin County, 8,200 total jobs were gained, representing a growth rate of 3.6 percent. Although still high, the unemployment rate improved substantially, falling from 10.7 percent in 2014 to 8.9 percent in 2015.

During 2015, most major sectors were characterized by positive job growth. The largest gains were observed in transportation and utilities (+1,700 jobs), professional and business services (+1,400 jobs), construction (+1,200 jobs), and government (+970 jobs). The largest losses were observed in financial activities (-150 jobs).

Between 2010 and 2015, the population of San Joaquin County grew at an annual average rate of 1.2 percent. Growth was heavily influenced by in-migration, as more than 6,000 net migrants entered the county in each of the last two years.

## FORECAST HIGHLIGHTS

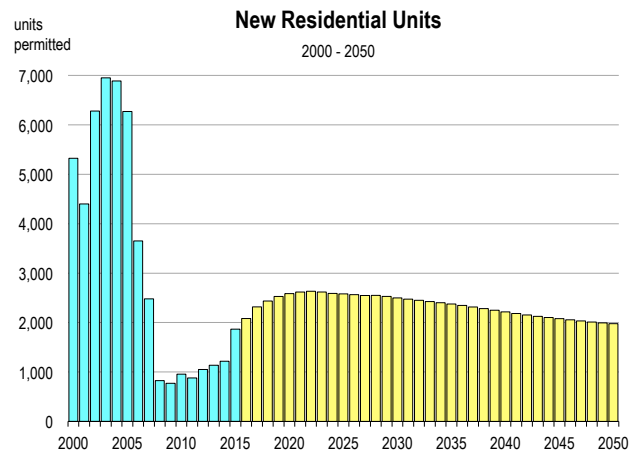
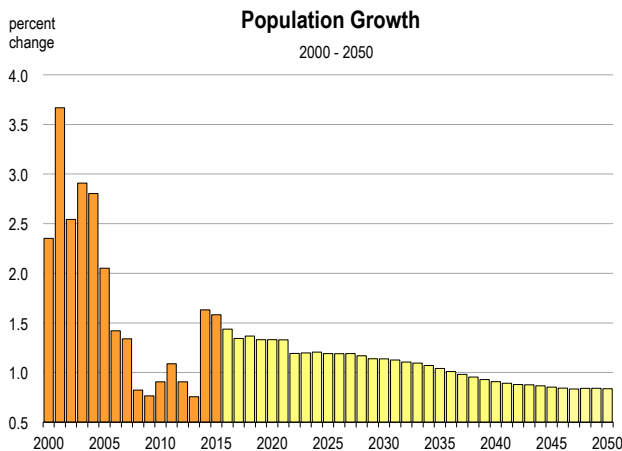
- In 2016, total wage and salary employment is expected to increase by 2.0 percent. From 2016 to 2021, growth will average 1.0 percent per year.
- The average salary is currently well below the California state average, and will remain so over the forecast period. In San Joaquin County, inflation-adjusted salaries are expected to rise by 1.0 percent per year between 2016 and 2021.
- Between 2016 and 2021, the strongest employment growth will be observed in wholesale and retail trade, professional and business services, government, and transportation and utilities. Together, these sectors will account for 74 percent of net job creation in the county.
- Annual population growth in the 2016-2021 period will average 1.3 percent per year.
- Net migration will be high over the next 5 years. From 2016 to 2021, an average of 5,400 net migrants will enter the county each year, accounting for more than half of all population growth.
- Real income per capita is expected to rise by 1.2 percent in 2016. Over the entire 2016-2021 period, real income per capita will increase by an average of 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.5 percent per year between 2016 and 2021.
- Industrial production is expected to increase by 3.6 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 2.8 percent per year.
- Farm production is forecasted to be virtually flat between 2016 and 2021, neither increasing nor decreasing by a substantial amount. The principal commodities are milk, grapes, and walnuts.



# San Joaquin County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	686,585	-96	574	215.0	958	\$7.6	\$21.3	\$34,195	1.3	2.16	6.1	16.5
2011	694,060	1,649	573	215.5	880	\$8.4	\$22.4	\$34,545	2.7	2.40	6.1	16.2
2012	700,346	1,162	573	216.1	1,052	\$9.0	\$23.5	\$35,190	2.7	3.01	6.3	14.4
2013	705,640	204	592	216.9	1,136	\$9.5	\$24.5	\$35,826	2.3	3.08	6.6	12.4
2014	717,155	6,915	608	217.8	1,216	\$10.0	\$25.9	\$36,575	2.8	3.28	6.9	10.7
2015	728,509	6,600	632	220.3	1,866	\$10.5	\$27.2	\$37,375	2.6	3.36	7.2	8.9
2016	738,982	5,776	640	222.5	2,082	\$11.1	\$28.8	\$37,817	2.5	3.34	7.4	8.1
2017	748,913	5,170	646	224.1	2,318	\$11.7	\$30.4	\$38,118	3.6	3.34	7.7	7.8
2018	759,158	5,452	650	226.2	2,436	\$12.1	\$31.8	\$38,486	3.5	3.33	7.9	7.6
2019	769,264	5,288	655	228.6	2,529	\$12.6	\$33.2	\$38,870	2.3	3.34	8.1	7.5
2020	779,507	5,420	658	231.0	2,586	\$13.0	\$34.6	\$39,193	2.3	3.38	8.3	7.4
2021	789,873	5,539	662	233.6	2,618	\$13.5	\$36.2	\$39,585	2.3	3.37	8.6	7.4
2022	799,296	4,613	666	236.2	2,634	\$13.9	\$37.8	\$40,060	2.3	3.39	8.8	7.3
2023	808,872	4,765	670	238.8	2,619	\$14.3	\$39.5	\$40,522	2.3	3.40	9.0	7.3
2024	818,628	4,923	674	241.4	2,590	\$14.7	\$41.5	\$41,056	2.6	3.42	9.2	7.2
2025	828,379	4,919	678	244.0	2,581	\$15.2	\$43.6	\$41,531	2.8	3.43	9.5	7.1
2026	838,238	5,001	683	246.5	2,565	\$15.7	\$45.6	\$41,825	2.9	3.45	9.7	7.1
2027	848,225	5,080	687	249.1	2,548	\$16.2	\$47.7	\$42,061	2.9	3.47	10.0	7.0
2028	858,142	4,962	692	251.6	2,550	\$16.8	\$49.8	\$42,359	2.7	3.49	10.2	6.9
2029	867,918	4,773	697	254.2	2,530	\$17.3	\$52.0	\$42,737	2.5	3.51	10.5	6.9
2030	877,797	4,855	702	256.7	2,499	\$18.0	\$54.3	\$43,141	2.4	3.54	10.8	6.8
2031	887,687	4,861	707	259.2	2,474	\$18.6	\$56.6	\$43,568	2.3	3.56	11.1	6.7
2032	897,504	4,779	712	261.6	2,451	\$19.4	\$58.9	\$43,867	2.5	3.58	11.5	6.7
2033	907,336	4,797	717	264.1	2,425	\$20.2	\$61.4	\$44,377	2.1	3.61	11.8	6.6
2034	917,056	4,738	721	266.5	2,402	\$20.9	\$64.0	\$44,847	2.3	3.63	12.1	6.6
2035	926,608	4,649	726	268.8	2,376	\$21.7	\$66.8	\$45,305	2.4	3.65	12.4	6.6
2036	935,970	4,541	730	271.2	2,347	\$22.5	\$69.7	\$45,607	2.8	3.68	12.8	6.5
2037	945,161	4,444	735	273.5	2,316	\$23.3	\$72.7	\$45,889	2.9	3.70	13.1	6.5
2038	954,186	4,359	739	275.8	2,283	\$24.0	\$75.9	\$46,269	2.7	3.73	13.5	6.5
2039	963,056	4,274	743	278.0	2,250	\$24.8	\$79.2	\$46,584	2.9	3.76	13.9	6.5
2040	971,804	4,186	747	280.3	2,217	\$25.5	\$82.6	\$46,925	2.8	3.78	14.3	6.4
2041	980,477	4,105	751	282.5	2,184	\$26.3	\$86.1	\$47,332	2.6	3.81	14.6	6.4
2042	989,101	4,022	754	284.6	2,154	\$27.0	\$89.6	\$47,771	2.5	3.83	15.0	6.4
2043	997,772	4,024	758	286.7	2,126	\$27.8	\$93.3	\$48,233	2.4	3.86	15.4	6.4
2044	1,006,418	3,962	762	288.9	2,103	\$28.5	\$97.1	\$48,765	2.2	3.89	15.9	6.3
2045	1,015,009	3,879	765	290.9	2,080	\$29.3	\$100.9	\$49,205	2.4	3.92	16.3	6.3
2046	1,023,570	3,811	769	293.0	2,056	\$30.1	\$104.9	\$49,627	2.3	3.95	16.7	6.3
2047	1,032,112	3,717	772	295.0	2,033	\$30.9	\$109.0	\$50,048	2.6	3.97	17.1	6.3
2048	1,040,794	3,753	776	297.0	2,011	\$31.7	\$113.4	\$50,487	2.6	4.00	17.6	6.2
2049	1,049,557	3,719	779	299.0	1,994	\$32.5	\$117.9	\$50,947	2.7	4.03	18.1	6.2
2050	1,058,344	3,656	782	301.0	1,978	\$33.4	\$122.7	\$51,431	2.9	4.06	18.5	6.2

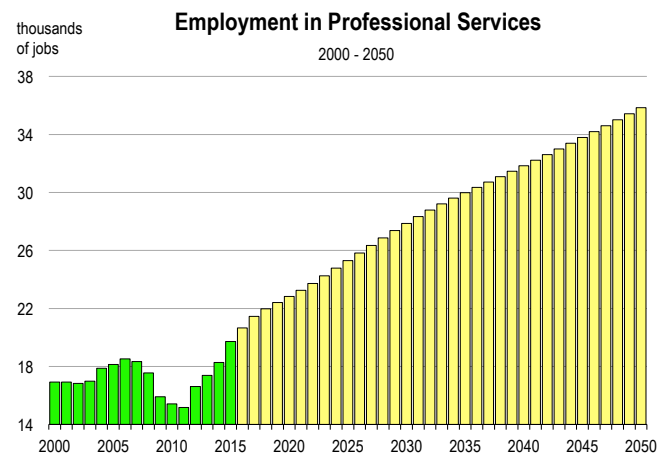
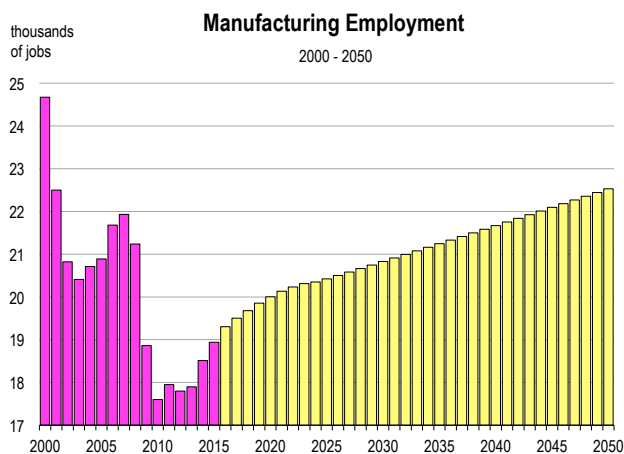




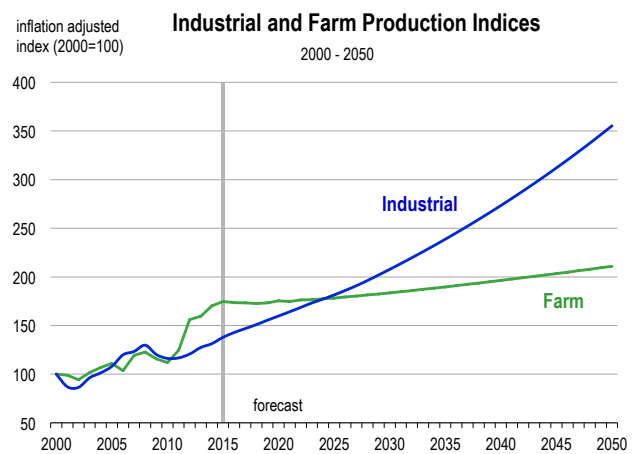
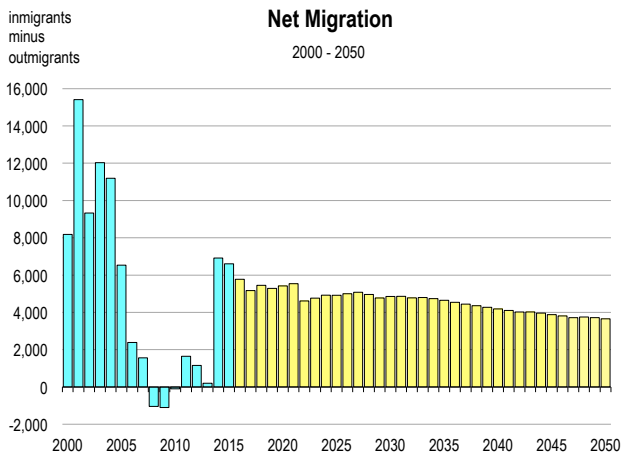
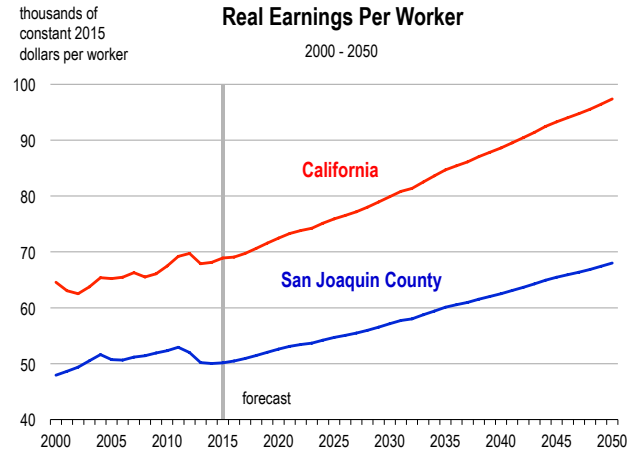
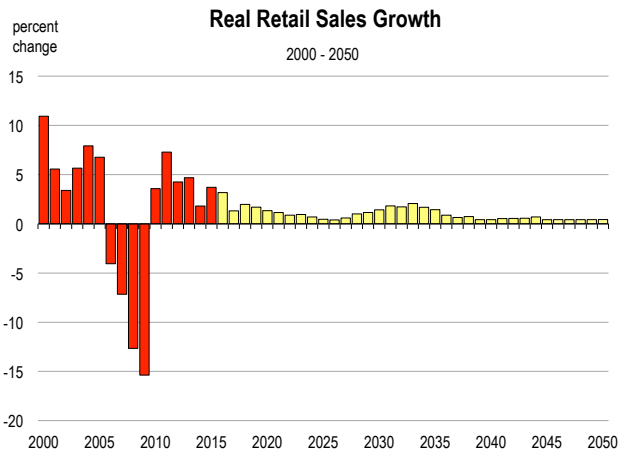
# San Joaquin County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	208.2	15.7	7.6	17.6	13.8	33.7	7.7	15.4	2.1	33.5	16.1	38.2
2011	207.7	15.5	7.4	18.0	14.7	34.4	7.5	15.2	2.1	33.7	16.3	36.5
2012	212.8	15.7	7.6	17.8	16.0	35.7	7.5	16.6	2.1	34.0	17.0	36.1
2013	221.3	16.1	8.8	17.9	17.2	36.7	7.6	17.4	2.1	35.5	18.2	37.1
2014	226.7	15.7	8.9	18.5	18.3	36.9	7.5	18.3	2.1	35.9	19.1	38.6
2015	234.8	16.5	10.1	18.9	20.0	37.5	7.3	19.7	2.0	36.5	19.6	39.5
2016	239.5	16.8	10.4	19.3	20.7	38.0	7.4	20.7	2.1	36.7	20.2	40.0
2017	242.6	17.0	10.3	19.5	21.3	38.5	7.5	21.5	2.1	36.6	20.6	40.3
2018	245.4	17.1	10.4	19.7	21.9	38.9	7.5	22.0	2.1	36.5	20.9	40.7
2019	247.8	17.1	10.5	19.9	22.5	39.4	7.6	22.4	2.1	36.4	21.1	41.0
2020	250.0	17.2	10.6	20.0	23.1	39.7	7.7	22.8	2.2	36.3	21.1	41.3
2021	252.2	17.2	10.7	20.1	23.7	40.1	7.7	23.3	2.2	36.4	21.2	41.5
2022	254.5	17.2	10.8	20.2	24.4	40.5	7.8	23.7	2.2	36.7	21.2	41.6
2023	256.9	17.2	10.9	20.3	25.0	40.8	7.8	24.3	2.2	37.0	21.2	41.8
2024	259.3	17.2	10.9	20.4	25.6	41.2	7.9	24.8	2.2	37.5	21.2	41.9
2025	262.0	17.2	11.0	20.4	26.3	41.5	7.9	25.3	2.2	38.2	21.3	42.0
2026	264.7	17.3	11.0	20.5	26.9	41.8	8.0	25.8	2.3	39.1	21.3	42.0
2027	267.6	17.3	11.1	20.6	27.5	42.1	8.0	26.3	2.3	40.1	21.4	41.9
2028	270.4	17.3	11.2	20.7	28.2	42.4	8.1	26.9	2.3	41.0	21.5	41.9
2029	273.6	17.3	11.3	20.7	28.8	42.8	8.1	27.4	2.3	42.2	21.7	41.9
2030	276.8	17.3	11.3	20.8	29.4	43.2	8.2	27.9	2.3	43.5	21.8	41.8
2031	280.1	17.3	11.2	20.9	30.0	43.6	8.2	28.3	2.4	44.8	22.0	41.8
2032	283.3	17.3	11.2	21.0	30.7	44.0	8.3	28.8	2.4	46.1	22.2	41.7
2033	286.6	17.3	11.2	21.1	31.3	44.5	8.3	29.2	2.4	47.4	22.4	41.6
2034	289.8	17.4	11.2	21.2	31.9	45.0	8.4	29.6	2.4	48.6	22.6	41.6
2035	292.9	17.4	11.3	21.2	32.6	45.5	8.4	30.0	2.4	49.8	22.7	41.6
2036	296.0	17.4	11.3	21.3	33.2	45.9	8.5	30.4	2.5	51.0	22.9	41.5
2037	299.0	17.4	11.4	21.4	33.8	46.2	8.5	30.7	2.5	52.1	23.1	41.5
2038	301.9	17.4	11.4	21.5	34.4	46.5	8.6	31.1	2.5	53.2	23.3	41.5
2039	304.8	17.4	11.4	21.6	35.1	46.8	8.6	31.5	2.5	54.2	23.5	41.6
2040	307.6	17.4	11.4	21.7	35.7	47.1	8.6	31.8	2.5	55.2	23.6	41.6
2041	310.4	17.5	11.5	21.8	36.3	47.4	8.7	32.2	2.6	56.2	23.8	41.6
2042	313.1	17.5	11.4	21.8	37.0	47.8	8.7	32.6	2.6	57.0	24.0	41.7
2043	315.9	17.5	11.5	21.9	37.6	48.1	8.8	33.0	2.6	57.9	24.2	41.7
2044	318.6	17.5	11.5	22.0	38.2	48.4	8.8	33.4	2.6	58.6	24.4	41.8
2045	321.3	17.5	11.5	22.1	38.8	48.8	8.8	33.8	2.6	59.4	24.5	41.8
2046	323.9	17.5	11.5	22.2	39.5	49.1	8.9	34.2	2.7	60.1	24.7	41.9
2047	326.4	17.5	11.5	22.3	40.1	49.4	8.9	34.6	2.7	60.8	24.9	42.0
2048	329.0	17.6	11.5	22.4	40.7	49.7	9.0	35.0	2.7	61.4	25.1	42.0
2049	331.6	17.6	11.5	22.4	41.4	50.0	9.0	35.4	2.7	62.1	25.3	42.1
2050	334.1	17.6	11.5	22.5	42.0	50.3	9.0	35.8	2.7	62.7	25.4	42.1







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.7%
Expected job growth:	5.3%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	11.9%

Expected population growth:	6.9%
Net migration to account for:	52.8%
Expected growth in number of vehicles:	3.4%

### Demographics (2016)

Unemployment rate (April 2016):	8.1%
County rank* in California (58 counties):	43rd
Working age (16-64) population:	63.4%

Population with B.A. or higher:	17.6%
Median home selling price (2015):	\$280,000
Median household income:	\$52,247

### Quality of Life

Violent crime rate (2014):	738 per 100,000 persons
County rank* in California (58 counties):	57th
Average commute time to work (2016):	32.0 minutes

High school drop out rate (2015):	9.9%
Households at/below poverty line (2016):	15.4%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN LUIS OBISPO COUNTY ECONOMIC FORECAST

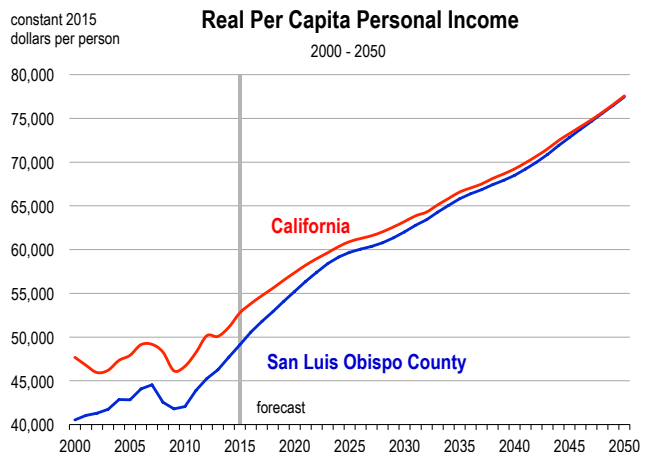
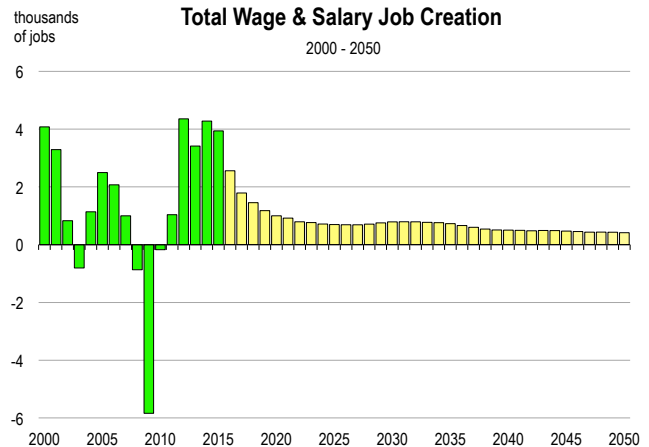
San Luis Obispo County is located on the central coast of California, north of Santa Barbara County. It is one of the principal regions for California's wine industry. The county has a population of 276,100 people and a total of 119,400 wage and salary jobs. The per capita income is \$49,104 and the average salary per worker is \$50,326.

The principal employment clusters in San Luis Obispo County are retail trade, leisure services, education and healthcare services, and government. However, with 23,500 jobs, the public sector dominates all other industries. This is primarily because the county has several large state institutions, including Cal Poly State University, Cuesta College, Atascadero State Hospital, the California Men's Colony, and the California Youth Authority.

Across Southern California, employment increased by 2.6 percent in 2015. In San Luis Obispo County, a total of 3,900 jobs were created, representing a growth rate of 3.4 percent. The unemployment rate improved substantially, falling from 5.6 percent in 2014 to 4.6 percent in 2015.

In 2015, job growth was spread across a number of industries. The largest employment gains were observed in leisure and hospitality (+740 jobs), professional and business services (+700 jobs), government (+580 jobs), and agriculture (+330 jobs). Job losses were not observed in any major sector.

From 2010 to 2015, the population of San Luis Obispo County increased by 0.5 percent per year. This was largely due to in-migration, as the natural increase (new births) was low. Because the county has an older resident base, the birth rate is low, and most future population growth will be the result of in-migration.



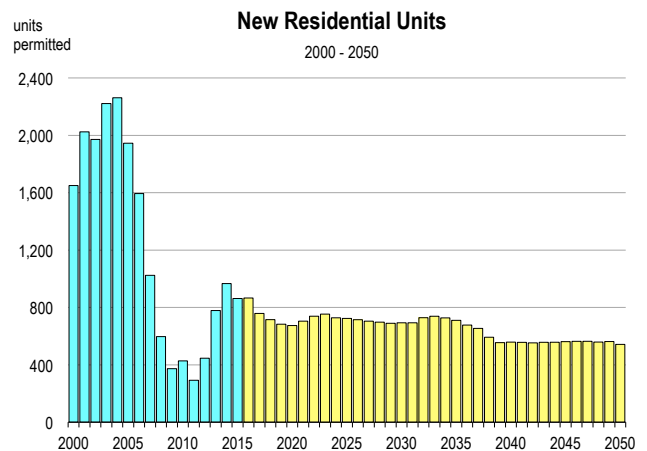
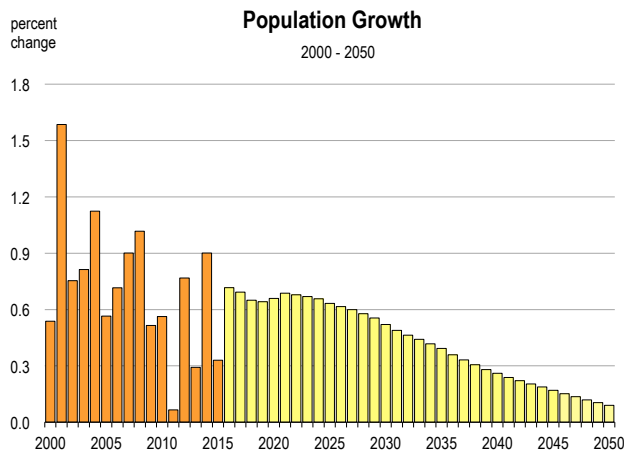
## FORECAST HIGHLIGHTS

- In 2016, total employment is expected to increase by 3.4 percent. From 2016 to 2021, growth is expected to average 1.0 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. In San Luis Obispo County, inflation-adjusted salaries will rise by an average of 1.4 percent per year between 2016 and 2021.
- The professional services, wholesale and retail trade, education and healthcare, and government sectors will exhibit the strongest job growth between 2016 and 2021. Together, these sectors will account for 82 percent of net job creation in the county.
- Population growth will remain slow, with growth averaging 0.5 percent per year between 2016 and 2021.
- Between 2016 and 2021, an average of 1,500 net migrants will enter the county each year, accounting for 80 percent of total population growth.
- Real income per capita will rise by 3.0 percent in 2016. Over the 2016-2021 period, growth will average 2.2 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.2 percent per year over the 2016-2021 period.
- Industrial production will increase by 2.7 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 1.6 percent per year.
- Farm production is expected to increase by 0.7 percent per year between 2016 and 2021. The principal crops in the county are strawberries and wine grapes.

# San Luis Obispo County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

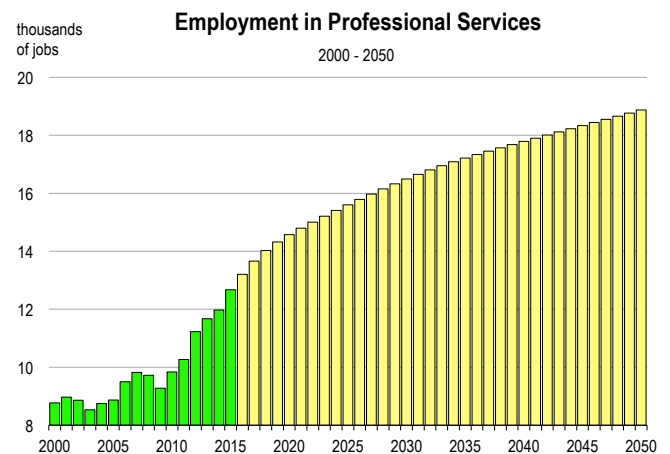
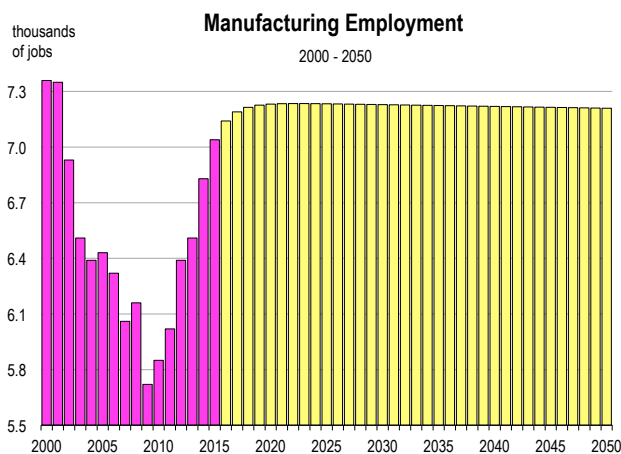
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	269,732	742	286	102.0	427	\$3.61	\$10.47	\$42,049	1.2	771.9	1,796	10.1
2011	269,908	1,107	286	102.2	293	\$4.02	\$11.23	\$43,894	2.7	776.5	1,750	9.6
2012	271,982	-188	284	102.8	446	\$5.03	\$11.91	\$45,261	2.0	890.9	1,883	8.2
2013	272,775	1,708	293	103.4	778	\$5.02	\$12.34	\$46,256	1.1	982.5	1,991	6.8
2014	275,233	420	298	104.1	967	\$5.23	\$13.01	\$47,709	1.3	911.2	2,057	5.6
2015	276,142	2,107	304	105.0	862	\$5.31	\$13.56	\$49,104	0.9	939.1	2,107	4.6
2016	278,121	1,541	308	105.4	866	\$5.62	\$14.45	\$50,567	1.9	946.2	2,165	3.9
2017	280,047	1,503	310	106.0	759	\$5.94	\$15.41	\$51,778	3.0	951.6	2,202	3.6
2018	281,866	1,423	312	106.6	715	\$6.21	\$16.18	\$52,910	2.9	958.1	2,234	3.5
2019	283,675	1,429	313	107.3	683	\$6.48	\$17.00	\$54,091	1.6	965.2	2,270	3.4
2020	285,545	1,508	315	107.9	674	\$6.76	\$17.83	\$55,231	1.6	972.6	2,304	3.4
2021	287,507	1,627	317	108.5	705	\$7.03	\$18.71	\$56,376	1.6	979.7	2,339	3.4
2022	289,458	1,638	319	109.1	739	\$7.31	\$19.58	\$57,407	1.6	987.0	2,375	3.4
2023	291,395	1,643	320	109.7	754	\$7.58	\$20.47	\$58,396	1.6	994.1	2,414	3.3
2024	293,310	1,646	322	110.4	728	\$7.87	\$21.37	\$59,143	1.9	1001.4	2,446	3.4
2025	295,166	1,617	324	111.0	724	\$8.18	\$22.27	\$59,699	2.1	1008.5	2,477	3.3
2026	296,983	1,607	326	111.7	715	\$8.49	\$23.15	\$60,062	2.2	1015.7	2,513	3.3
2027	298,763	1,598	328	112.3	705	\$8.80	\$24.04	\$60,372	2.2	1022.9	2,553	3.3
2028	300,489	1,583	330	112.9	698	\$9.11	\$24.95	\$60,781	2.0	1030.1	2,599	3.3
2029	302,157	1,556	332	113.5	690	\$9.45	\$25.91	\$61,354	1.8	1037.3	2,648	3.3
2030	303,729	1,509	334	114.2	693	\$9.81	\$26.91	\$62,030	1.7	1044.5	2,699	3.3
2031	305,215	1,468	336	114.8	693	\$10.22	\$27.94	\$62,782	1.6	1051.7	2,750	3.3
2032	306,629	1,423	339	115.4	729	\$10.67	\$29.01	\$63,437	1.8	1058.9	2,803	3.3
2033	307,983	1,378	341	116.0	739	\$11.10	\$30.08	\$64,276	1.4	1066.1	2,857	3.3
2034	309,268	1,337	343	116.7	727	\$11.57	\$31.22	\$65,062	1.6	1073.3	2,911	3.3
2035	310,484	1,290	345	117.3	710	\$12.05	\$32.40	\$65,818	1.7	1080.5	2,967	3.3
2036	311,598	1,248	347	117.9	677	\$12.56	\$33.64	\$66,379	2.1	1087.7	3,025	3.3
2037	312,632	1,201	348	118.5	654	\$13.04	\$34.91	\$66,859	2.2	1094.8	3,083	3.3
2038	313,589	1,155	349	119.1	593	\$13.51	\$36.20	\$67,432	2.0	1102.0	3,142	3.2
2039	314,468	1,108	350	119.7	555	\$14.00	\$37.55	\$67,916	2.2	1109.3	3,202	3.2
2040	315,287	1,074	351	120.2	558	\$14.49	\$38.95	\$68,498	2.1	1116.5	3,265	3.2
2041	316,038	1,035	351	120.7	557	\$14.98	\$40.39	\$69,208	1.9	1123.7	3,328	3.2
2042	316,737	1,004	352	121.2	553	\$15.48	\$41.88	\$70,000	1.8	1130.9	3,393	3.3
2043	317,382	972	353	121.7	557	\$16.00	\$43.43	\$70,878	1.7	1138.1	3,459	3.3
2044	317,978	943	353	122.2	558	\$16.52	\$45.00	\$71,884	1.5	1145.3	3,527	3.3
2045	318,518	912	354	122.7	562	\$17.08	\$46.67	\$72,816	1.7	1152.5	3,595	3.3
2046	319,001	879	354	123.2	564	\$17.64	\$48.37	\$73,742	1.6	1159.7	3,666	3.3
2047	319,435	855	354	123.6	564	\$18.21	\$50.11	\$74,663	1.9	1166.9	3,737	3.3
2048	319,815	821	354	124.1	559	\$18.80	\$51.90	\$75,583	1.9	1174.2	3,811	3.3
2049	320,148	799	354	124.6	563	\$19.41	\$53.75	\$76,511	2.0	1181.4	3,885	3.3
2050	320,436	776	355	125.1	543	\$20.05	\$55.65	\$77,451	2.2	1188.6	3,962	3.3

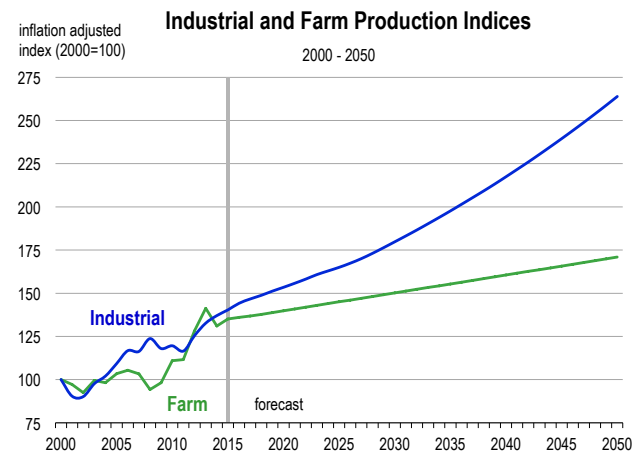
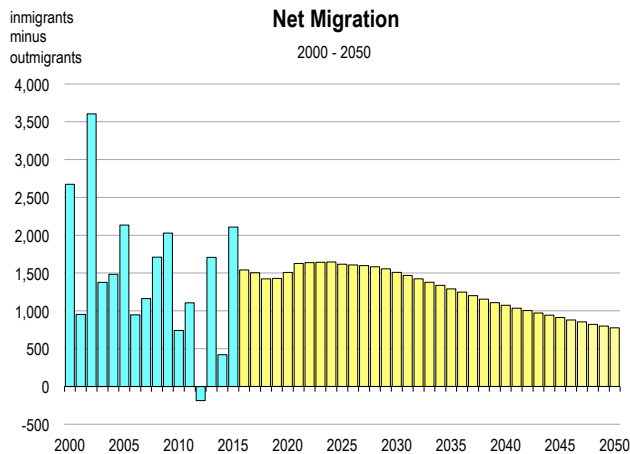
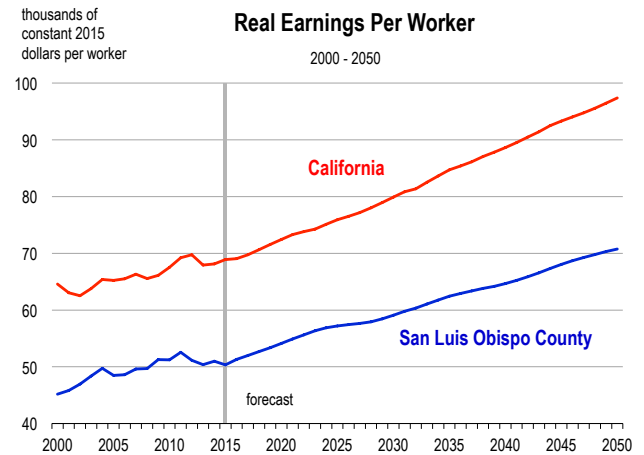
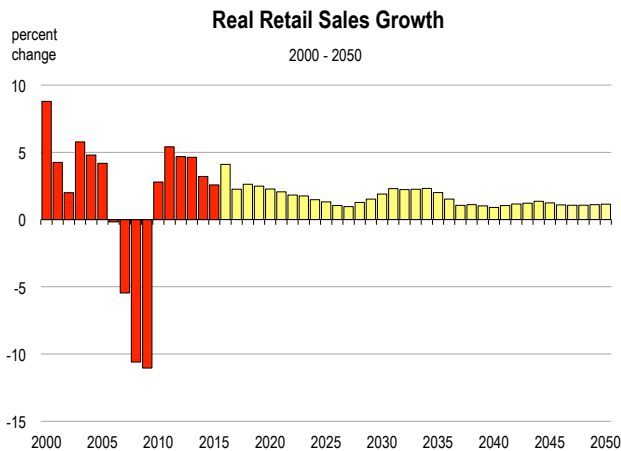


# San Luis Obispo County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	102.4	4.7	4.9	5.9	3.6	15.6	3.9	9.8	1.2	12.6	14.8	20.9
2011	103.4	4.7	5.1	6.0	3.5	15.9	4.0	10.3	1.1	12.7	14.9	20.6
2012	107.8	5.1	5.5	6.4	3.8	16.3	4.1	11.2	1.2	13.0	15.7	20.7
2013	111.2	4.5	6.1	6.5	4.0	16.5	4.1	11.7	1.4	14.0	16.2	21.5
2014	115.5	4.7	6.4	6.8	4.0	16.6	4.1	12.0	1.4	14.5	16.8	22.9
2015	119.4	5.1	6.7	7.0	4.1	16.8	4.2	12.7	1.5	14.7	17.6	23.5
2016	122.0	5.1	6.9	7.1	4.1	17.0	4.2	13.2	1.5	14.9	17.9	24.2
2017	123.8	5.1	6.9	7.2	4.1	17.2	4.2	13.7	1.5	15.0	18.2	24.7
2018	125.2	5.1	6.8	7.2	4.1	17.5	4.2	14.0	1.6	15.2	18.4	25.1
2019	126.4	5.1	6.8	7.2	4.1	17.7	4.2	14.3	1.6	15.4	18.5	25.4
2020	127.4	5.1	6.7	7.2	4.2	17.9	4.3	14.6	1.6	15.6	18.5	25.7
2021	128.3	5.2	6.7	7.2	4.2	18.1	4.3	14.8	1.6	15.7	18.5	25.9
2022	129.1	5.2	6.7	7.2	4.2	18.2	4.3	15.0	1.6	15.9	18.5	26.0
2023	129.9	5.2	6.7	7.2	4.2	18.4	4.3	15.2	1.6	16.1	18.5	26.2
2024	130.6	5.3	6.7	7.2	4.2	18.6	4.3	15.4	1.7	16.3	18.5	26.3
2025	131.3	5.3	6.7	7.2	4.2	18.7	4.3	15.6	1.7	16.5	18.5	26.4
2026	132.0	5.4	6.7	7.2	4.2	18.8	4.3	15.8	1.7	16.7	18.6	26.5
2027	132.7	5.4	6.7	7.2	4.2	18.9	4.3	16.0	1.7	16.9	18.6	26.5
2028	133.4	5.4	6.7	7.2	4.2	19.0	4.3	16.2	1.7	17.1	18.7	26.6
2029	134.1	5.5	6.7	7.2	4.2	19.2	4.3	16.3	1.7	17.3	18.8	26.7
2030	134.9	5.5	6.7	7.2	4.2	19.3	4.3	16.5	1.7	17.5	18.9	26.8
2031	135.7	5.5	6.7	7.2	4.2	19.5	4.3	16.7	1.7	17.7	19.0	26.8
2032	136.5	5.6	6.7	7.2	4.2	19.7	4.3	16.8	1.8	17.8	19.2	26.9
2033	137.3	5.6	6.7	7.2	4.2	19.8	4.3	17.0	1.8	18.0	19.3	27.0
2034	138.1	5.7	6.7	7.2	4.2	20.0	4.3	17.1	1.8	18.2	19.4	27.1
2035	138.8	5.7	6.7	7.2	4.2	20.2	4.3	17.2	1.8	18.4	19.5	27.1
2036	139.4	5.7	6.7	7.2	4.2	20.3	4.3	17.3	1.8	18.5	19.6	27.2
2037	140.1	5.8	6.7	7.2	4.2	20.4	4.3	17.5	1.8	18.7	19.7	27.3
2038	140.6	5.8	6.6	7.2	4.2	20.6	4.2	17.6	1.8	18.8	19.8	27.3
2039	141.1	5.8	6.6	7.2	4.2	20.7	4.2	17.7	1.8	18.9	20.0	27.4
2040	141.6	5.9	6.6	7.2	4.2	20.7	4.2	17.8	1.9	19.0	20.1	27.5
2041	142.1	5.9	6.5	7.2	4.2	20.8	4.2	17.9	1.9	19.1	20.2	27.5
2042	142.6	6.0	6.5	7.2	4.2	20.9	4.2	18.0	1.9	19.2	20.3	27.6
2043	143.1	6.0	6.5	7.2	4.2	21.0	4.2	18.1	1.9	19.2	20.4	27.7
2044	143.6	6.0	6.5	7.2	4.2	21.1	4.2	18.2	1.9	19.2	20.5	27.7
2045	144.0	6.1	6.5	7.2	4.2	21.3	4.2	18.3	1.9	19.3	20.6	27.8
2046	144.5	6.1	6.5	7.2	4.2	21.3	4.2	18.4	1.9	19.3	20.8	27.9
2047	144.9	6.1	6.5	7.2	4.2	21.4	4.2	18.5	2.0	19.3	20.9	28.0
2048	145.4	6.2	6.5	7.2	4.2	21.5	4.2	18.7	2.0	19.3	21.0	28.0
2049	145.8	6.2	6.5	7.2	4.2	21.6	4.2	18.8	2.0	19.3	21.1	28.1
2050	146.2	6.3	6.5	7.2	4.2	21.7	4.2	18.9	2.0	19.3	21.2	28.2





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	12.3%
Expected job growth:	5.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	15.3%

Expected population growth:	3.4%
Net migration to account for:	79.8%
Expected growth in number of vehicles:	3.0%

### Demographics (2016)

Unemployment rate (April 2016):	3.9%
County rank* in California (58 counties):	6th
Working age (16-64) population:	65.7%

Population with B.A. or higher:	31.7%
Median home selling price (2015):	484,000
Median household income:	\$62,428

### Quality of Life

Violent crime rate (2014):	303 per 100,000 persons
County rank* in California (58 counties):	19th
Average commute time to work (2016):	23.0 minutes

High School drop out rate (2015):	6.7%
Households at/below poverty line (2016):	8.0%

\* The county ranked 1st corresponds to the lowest rate in California

# SAN MATEO COUNTY ECONOMIC FORECAST

San Mateo County is located on the Bay Area Peninsula, south of San Francisco County. San Mateo County has a population of 762,300 people and approximately 392,900 wage and salary jobs. The per capita income in San Mateo County is \$88,087, and the average salary per worker is \$98,845.

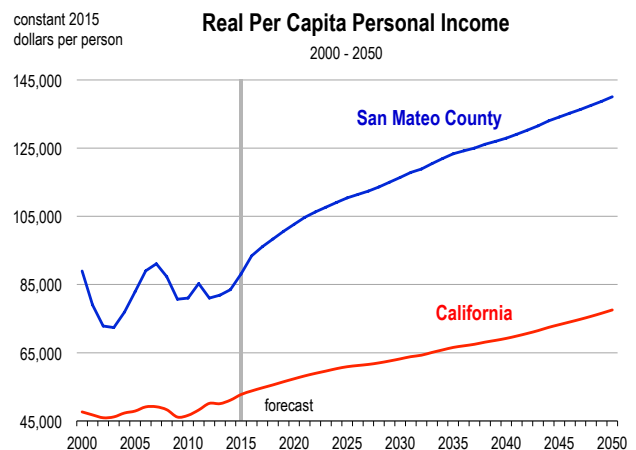
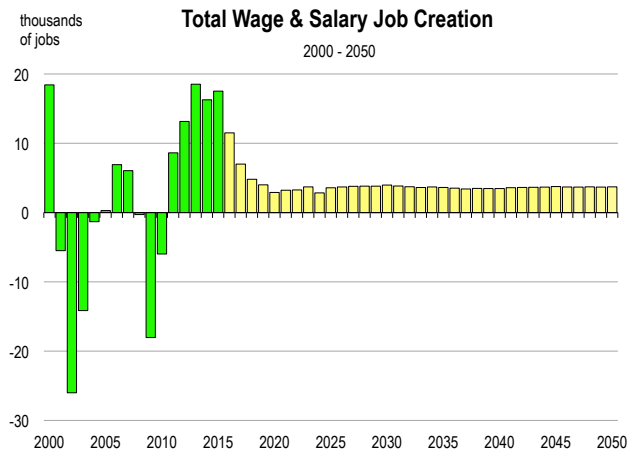
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In San Mateo County, total employment grew by 17,500 jobs, representing a growth rate of 4.7 percent. The unemployment rate improved substantially, falling from 4.2 percent in 2014 to 3.4 percent in 2015.

In 2015, the largest employment increases were observed in professional services (+5,300 jobs), construction (+2,800 jobs), information (+2,500 jobs), and leisure and hospitality (+1,800 jobs). No major sectors had job losses.

Between 2010 and 2015, the population of San Mateo County grew at an annual average rate of 1.2 percent. Net migration was responsible for almost half of this growth, with an average of 3,100 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

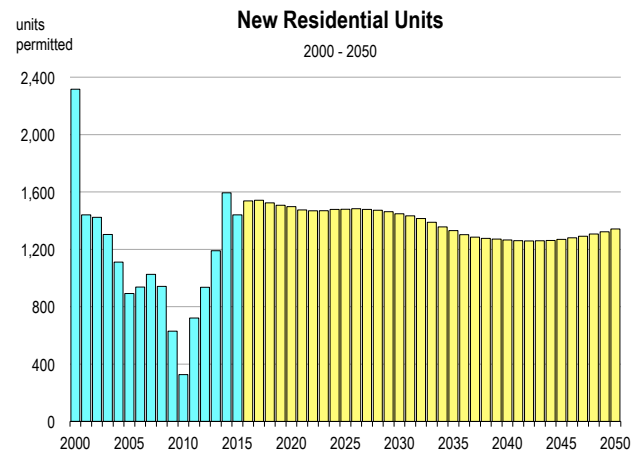
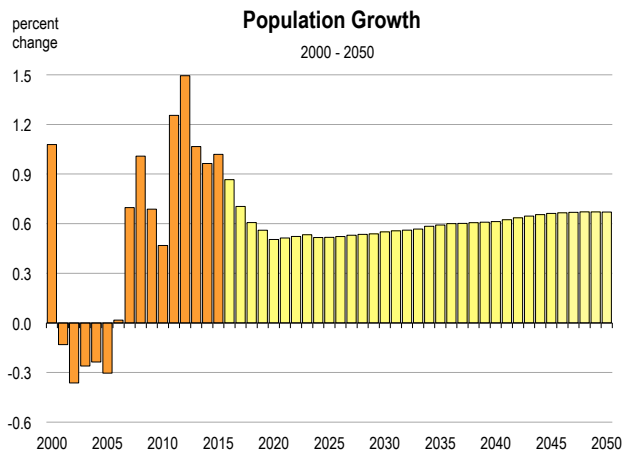
- Total employment is expected to increase by 2.9 percent in 2016. From 2016 to 2021, job growth is projected to average 1.1 percent per year.
- Average salaries are currently well above the California average, and will remain so over the forecast horizon. In San Mateo County, inflation-adjusted salaries are projected to rise by an average of 1.5 percent per year from 2016 to 2021.
- Between 2016 and 2021, employment growth will be led by professional services, information, education and healthcare, and leisure services. Together, these sectors will account for 76 percent of net employment growth over this period.
- The population will grow at a rate of approximately 1.0 percent in 2016. Annual growth in the 2016-2021 period is expected to average 0.6 percent.
- Over the 2016-2021 forecast period, overall net migration will be positive but modest. During this time frame, an average of 790 net migrants will enter the county each year.
- Between 2016 and 2021, an average of 1,500 housing permits will be issued each year. The largest development project is the Redwood City Saltworks project, which could produce up to 12,000 homes. If the project is approved, construction would not commence for a number of years, and would extend beyond the year 2021.
- Real per capita income will rise by 6.1 percent in 2016. During the 2016-2021 period, real per capita income is expected to increase by 2.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.9 percent per year from 2016 to 2021.
- Industrial production is forecasted to rise by 1.6 percent in 2016. Over the following five years, the growth rate will average 2.2 percent per year.



# San Mateo County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

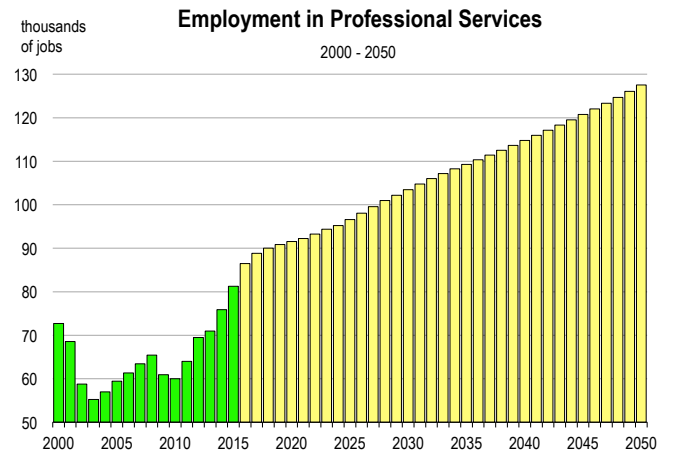
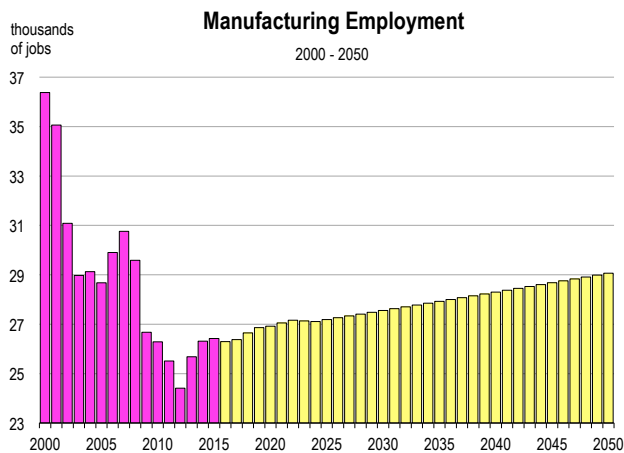
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	719,619	-1,560	678	257.8	327	\$12.0	\$51.3	\$81,004	1.3	163.4	9.5	8.4
2011	728,649	4,411	675	258.3	721	\$13.0	\$56.1	\$85,265	2.7	151.7	9.0	7.5
2012	739,544	6,522	684	258.9	935	\$13.9	\$55.6	\$81,047	2.7	151.1	9.0	6.5
2013	747,431	3,522	702	259.3	1,190	\$14.6	\$58.0	\$81,872	2.3	151.0	9.8	5.3
2014	754,639	2,749	716	260.2	1,594	\$15.2	\$61.4	\$83,492	2.8	156.1	9.9	4.2
2015	762,327	3,099	732	261.3	1,441	\$15.7	\$67.2	\$88,087	2.6	158.2	10.0	3.4
2016	768,930	2,415	746	262.4	1,538	\$16.4	\$73.7	\$93,443	2.5	149.9	10.2	3.2
2017	774,346	1,318	755	263.7	1,543	\$17.1	\$79.0	\$96,080	3.6	142.0	10.4	3.1
2018	779,044	639	761	265.1	1,524	\$17.9	\$84.3	\$98,349	3.5	134.5	10.6	3.1
2019	783,411	343	766	266.4	1,508	\$18.5	\$88.7	\$100,593	2.3	127.4	10.9	3.1
2020	787,364	-35	769	267.8	1,498	\$19.1	\$93.1	\$102,707	2.3	120.3	11.1	3.1
2021	791,408	84	773	269.1	1,475	\$19.7	\$97.6	\$104,696	2.3	113.9	11.3	3.0
2022	795,547	203	777	270.4	1,469	\$20.3	\$101.9	\$106,285	2.3	107.6	11.6	3.0
2023	799,789	336	781	271.7	1,470	\$20.9	\$106.1	\$107,657	2.3	101.7	11.8	2.9
2024	803,919	258	785	272.9	1,479	\$21.5	\$110.9	\$109,103	2.6	96.2	12.0	2.9
2025	808,079	335	789	274.2	1,480	\$22.2	\$116.0	\$110,402	2.8	90.9	12.2	2.9
2026	812,300	421	793	275.5	1,484	\$23.0	\$121.0	\$111,434	2.9	85.9	12.4	2.9
2027	816,608	531	798	276.8	1,479	\$23.8	\$126.3	\$112,439	2.9	81.2	12.7	2.8
2028	820,981	616	802	278.1	1,473	\$24.6	\$131.8	\$113,630	2.7	76.7	13.0	2.8
2029	825,402	664	806	279.4	1,463	\$25.4	\$137.4	\$114,982	2.5	72.5	13.3	2.8
2030	829,946	775	811	280.7	1,448	\$26.2	\$143.2	\$116,404	2.4	68.5	13.6	2.8
2031	834,568	817	815	282.0	1,434	\$27.2	\$149.2	\$117,867	2.3	64.8	13.9	2.8
2032	839,250	828	819	283.3	1,415	\$28.1	\$155.1	\$118,862	2.5	61.2	14.2	2.8
2033	844,014	832	823	284.5	1,389	\$29.1	\$161.5	\$120,508	2.1	57.8	14.6	2.7
2034	848,946	909	827	285.7	1,357	\$30.1	\$168.2	\$121,965	2.3	54.6	14.9	2.7
2035	853,973	916	831	286.9	1,331	\$31.1	\$175.2	\$123,356	2.4	51.6	15.2	2.7
2036	859,100	926	834	288.1	1,302	\$32.2	\$182.4	\$124,220	2.8	48.8	15.6	2.7
2037	864,270	911	838	289.2	1,285	\$33.3	\$190.0	\$125,019	2.9	46.1	15.9	2.7
2038	869,509	944	842	290.4	1,277	\$34.4	\$198.0	\$126,116	2.7	43.5	16.3	2.7
2039	874,805	972	845	291.5	1,272	\$35.5	\$206.3	\$126,988	2.9	41.1	16.6	2.7
2040	880,166	1,000	849	292.6	1,266	\$36.6	\$215.0	\$127,928	2.8	38.8	17.0	2.7
2041	885,658	1,095	853	293.7	1,261	\$37.8	\$223.9	\$129,060	2.6	36.7	17.4	2.6
2042	891,287	1,193	856	294.8	1,259	\$38.9	\$233.1	\$130,265	2.5	34.7	17.8	2.6
2043	897,044	1,284	860	295.9	1,260	\$40.1	\$242.5	\$131,536	2.4	32.7	18.3	2.6
2044	902,919	1,369	864	297.0	1,262	\$41.2	\$252.3	\$133,008	2.2	30.9	18.7	2.6
2045	908,897	1,457	867	298.1	1,270	\$42.4	\$262.4	\$134,170	2.4	29.2	19.1	2.5
2046	914,949	1,516	871	299.2	1,281	\$43.6	\$272.4	\$135,266	2.3	27.6	19.6	2.5
2047	921,067	1,574	875	300.4	1,292	\$44.9	\$283.6	\$136,348	2.6	26.1	20.0	2.5
2048	927,252	1,637	878	301.5	1,307	\$46.3	\$295.4	\$137,508	2.6	24.6	20.5	2.5
2049	933,476	1,686	882	302.7	1,323	\$47.7	\$308.1	\$138,756	2.7	23.2	21.0	2.5
2050	939,734	1,740	885	303.8	1,342	\$49.3	\$322.2	\$140,092	2.9	21.9	21.5	2.4



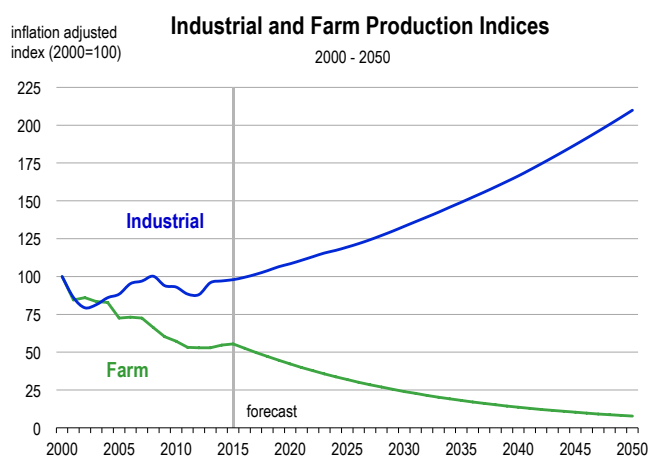
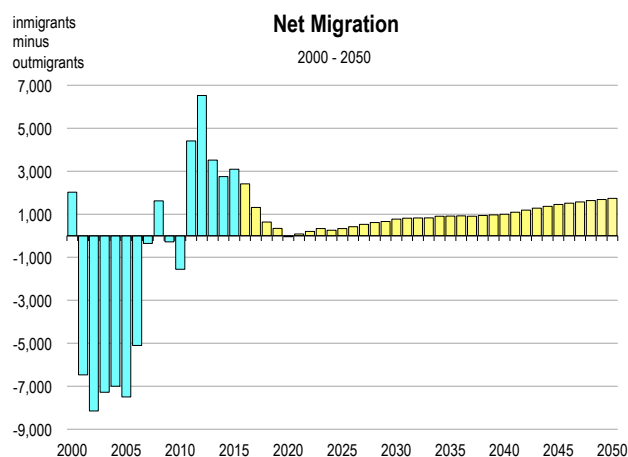
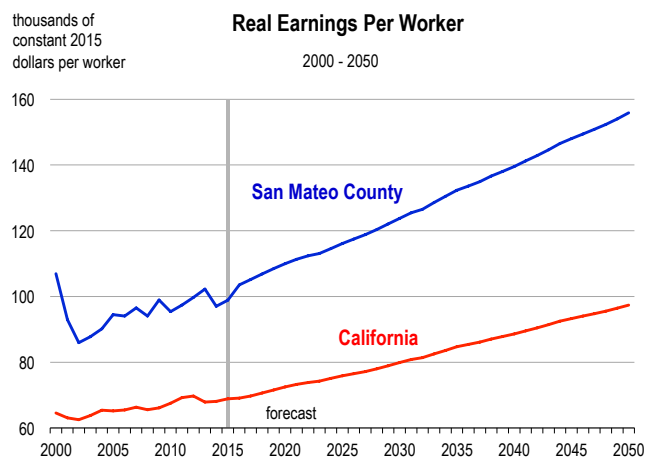
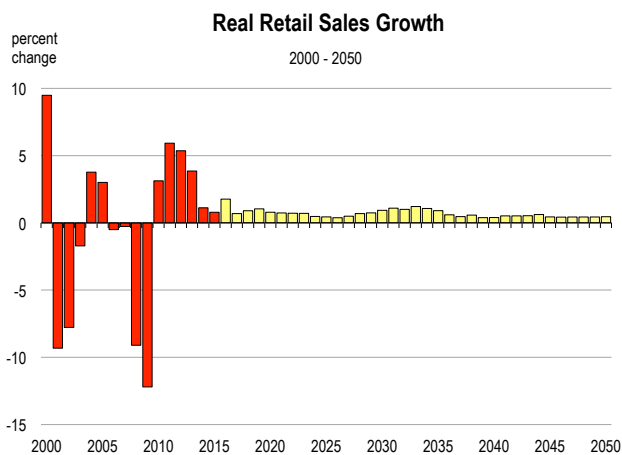
# San Mateo County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	318.7	1.73	12.9	26.3	24.4	44.0	18.6	60.0	17.5	36.9	33.8	31.3
2011	327.3	1.58	14.2	25.5	24.1	44.3	19.4	64.0	17.9	38.2	35.4	30.6
2012	340.5	1.61	15.2	24.4	25.5	44.6	20.0	69.5	20.9	38.8	36.8	30.3
2013	359.0	1.62	16.7	25.7	27.1	45.1	20.2	71.0	23.6	38.7	39.5	30.4
2014	375.3	1.72	18.5	26.3	27.8	46.5	20.6	75.9	26.0	39.5	41.2	30.9
2015	392.9	1.72	21.3	26.4	28.5	48.0	21.4	81.3	28.4	40.7	42.7	31.8
2016	404.4	1.73	21.6	26.3	29.2	48.3	21.6	86.5	30.4	42.2	43.6	32.0
2017	411.4	1.74	21.8	26.4	29.8	48.7	21.6	88.8	31.5	43.4	44.3	32.1
2018	416.2	1.74	21.5	26.6	30.4	49.0	21.6	90.0	32.3	44.6	44.8	32.3
2019	420.2	1.75	21.5	26.9	30.9	49.2	21.6	90.9	33.0	45.7	45.0	32.4
2020	423.1	1.76	21.1	26.9	31.4	49.4	21.6	91.5	33.4	46.9	45.1	32.5
2021	426.4	1.77	21.1	27.1	31.8	49.5	21.6	92.2	34.0	47.9	45.2	32.6
2022	429.6	1.78	20.9	27.2	32.3	49.7	21.6	93.3	34.4	48.9	45.3	32.7
2023	433.3	1.79	21.1	27.1	32.9	49.9	21.6	94.4	34.7	49.9	45.3	32.7
2024	436.2	1.80	21.0	27.1	33.3	50.0	21.7	95.2	35.1	50.8	45.3	32.8
2025	439.8	1.81	20.9	27.2	33.7	50.1	21.7	96.6	35.6	51.7	45.4	32.9
2026	443.5	1.82	20.8	27.3	34.1	50.3	21.8	98.1	36.1	52.5	45.5	32.9
2027	447.3	1.83	20.8	27.3	34.5	50.4	21.8	99.6	36.5	53.4	45.7	33.0
2028	451.1	1.84	20.8	27.4	34.9	50.6	21.9	101.0	36.9	54.2	45.9	33.0
2029	454.9	1.84	20.8	27.5	35.3	50.8	22.0	102.2	37.5	55.0	46.2	33.1
2030	458.9	1.85	20.8	27.6	35.8	51.0	22.0	103.5	38.1	55.8	46.5	33.1
2031	462.8	1.86	20.8	27.6	36.2	51.3	22.1	104.8	38.6	56.5	46.8	33.2
2032	466.5	1.87	20.7	27.7	36.5	51.5	22.2	106.0	39.2	57.2	47.1	33.2
2033	470.1	1.88	20.6	27.8	36.8	51.8	22.2	107.2	39.8	58.0	47.4	33.2
2034	473.8	1.89	20.5	27.9	37.3	52.0	22.3	108.3	40.4	58.8	47.8	33.3
2035	477.5	1.90	20.4	27.9	37.6	52.2	22.4	109.3	41.0	59.7	48.1	33.3
2036	481.0	1.91	20.3	28.0	37.9	52.4	22.5	110.3	41.5	60.4	48.4	33.4
2037	484.4	1.92	20.2	28.1	38.2	52.6	22.5	111.4	42.1	61.1	48.8	33.4
2038	487.9	1.93	20.2	28.1	38.5	52.8	22.6	112.5	42.8	61.7	49.1	33.5
2039	491.4	1.94	20.2	28.2	38.8	52.9	22.6	113.7	43.4	62.3	49.5	33.5
2040	494.9	1.95	20.2	28.3	39.2	53.1	22.6	114.8	44.0	62.9	49.8	33.6
2041	498.5	1.96	20.2	28.4	39.6	53.3	22.6	116.0	44.6	63.4	50.1	33.6
2042	502.1	1.97	20.3	28.5	40.1	53.4	22.7	117.1	45.2	63.9	50.5	33.7
2043	505.8	1.98	20.3	28.5	40.5	53.6	22.7	118.3	45.9	64.4	50.8	33.7
2044	509.4	1.99	20.4	28.6	40.9	53.8	22.8	119.5	46.5	64.8	51.2	33.8
2045	513.2	2.00	20.5	28.7	41.4	54.0	22.8	120.8	47.2	65.3	51.6	33.8
2046	516.9	2.01	20.6	28.8	41.8	54.1	22.9	122.0	47.8	65.7	51.9	33.9
2047	520.6	2.02	20.6	28.8	42.2	54.3	22.9	123.3	48.5	66.1	52.3	33.9
2048	524.3	2.03	20.7	28.9	42.6	54.5	22.9	124.7	49.1	66.4	52.7	34.0
2049	528.0	2.04	20.8	29.0	43.0	54.6	23.0	126.1	49.8	66.7	53.0	34.0
2050	531.7	2.06	20.9	29.1	43.4	54.8	23.0	127.5	50.5	66.9	53.4	34.1







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	4.2%
Expected job growth:	5.4%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	15.3%

Expected population growth:	2.9%
Net migration to account for:	10.4%
Expected growth in number of vehicles:	3.6%

### Demographics (2016)

Unemployment rate (April 2016):	2.9%
County rank* in California (58 counties):	1st
Working age (16-64) population:	65.4%

Population with B.A. or higher:	45.6%
Median home selling price (2015):	\$950,000
Median household income:	\$96,765

### Quality of Life

Violent Crime rate (2014):	202 per 100,000 persons
County rank* in California (58 counties):	7th
Average commute time to work (2016):	30.0 minutes

High School drop out rate (2015):	5.1%
Households at/below poverty line (2016):	4.7%

\* The county ranked 1st corresponds to the lowest rate in California

# SANTA BARBARA COUNTY ECONOMIC FORECAST

Santa Barbara County, located immediately northwest of Ventura County, is dominated by three principal economic activities: tourism, Vandenberg Air Force Base, and education. It has a population of 445,400 people and a total of 201,500 wage and salary jobs. The income per capita is \$53,484 and the average salary per worker is \$59,094.

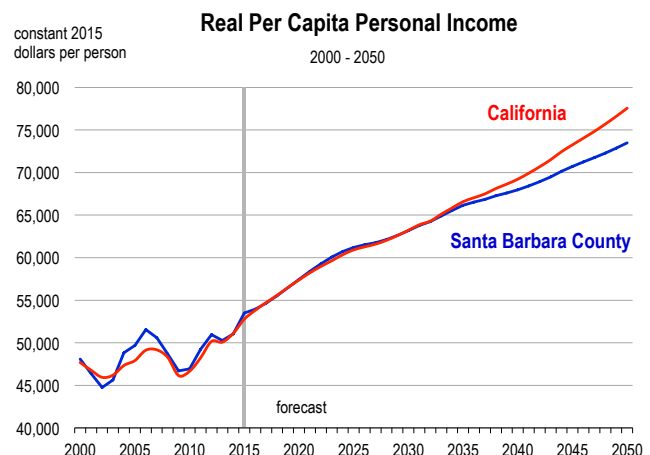
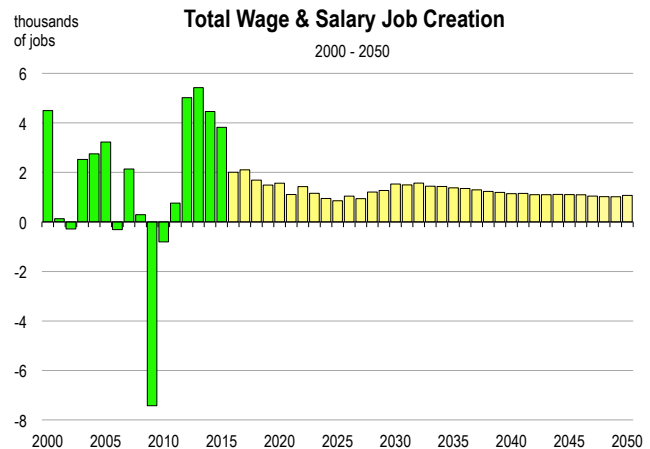
Across Southern California, employment increased by 2.6 percent in 2015. In Santa Barbara County, 3,800 wage and salary jobs were created, representing a growth rate of 1.9 percent. The unemployment rate improved substantially, falling from 6.1 percent in 2014 to 5.3 percent in 2015.

In 2015, most major sectors were characterized by positive job growth. The largest gains were observed in leisure and hospitality (+1,200 jobs), government (+770 jobs), and manufacturing (+670 jobs). The largest losses were in professional and business services (-330 jobs).

Between 2010 and 2015, the population of Santa Barbara County grew at an average rate of 1.0 percent per year. This growth was due partially to in-migration, which has been strong in recent years. During the forecast period, the majority of population growth will occur in the northern portion of the county. Because of restrictions on new housing development, population growth in the southern portion of the county will be limited.

## FORECAST HIGHLIGHTS

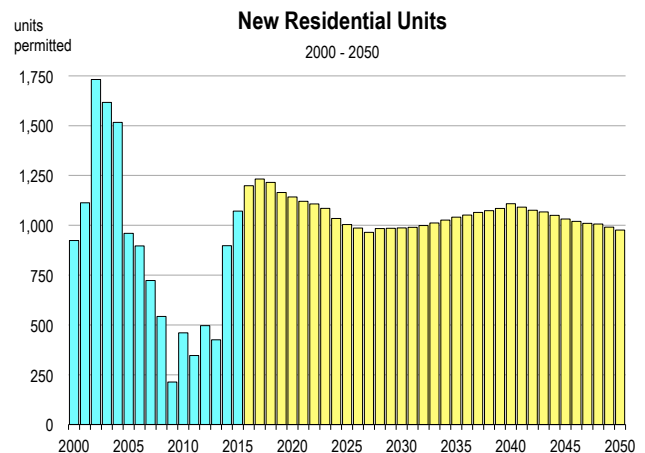
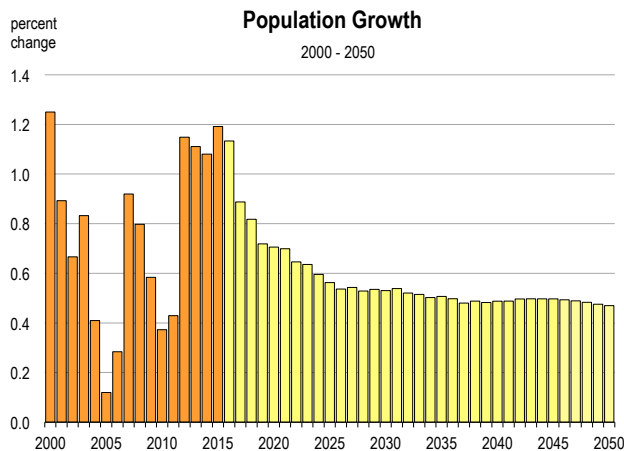
- In 2016, total employment is expected to increase by 1.0 percent. Over the 2016-2021 period, growth is expected to average 0.8 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast horizon. In Santa Barbara County, inflation-adjusted salaries are forecasted to rise at a rate of 1.2 percent per year from 2016 to 2021.
- Over the 2016-2021 period, the largest employment gains will be observed in professional services, government, and education and healthcare. Combined, these industries will account for 65 percent of net job creation in the county.
- Population growth will remain relatively moderate. Growth in the 2016-2021 period will average 0.8 percent per year.
- Net migration will be positive over the 2016-2021 period, with an average of 670 net migrants entering the county each year. Northern Santa Barbara County will be characterized by positive net migration, while Southern Santa Barbara County will lose residents through out-migration.
- Real income per capita is expected to rise at an average annual rate of 1.6 percent from 2016 to 2021.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year during the 2016-2021 period.
- From 2016 to 2021, industrial production will rise by an average of 1.9 percent per year.
- Farm production will increase by 0.9 percent per year between 2016 and 2021. The principal crop in the county is the strawberry.



# Santa Barbara County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

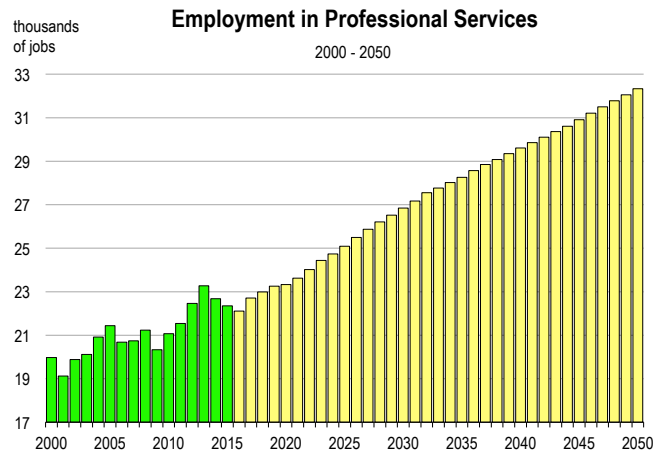
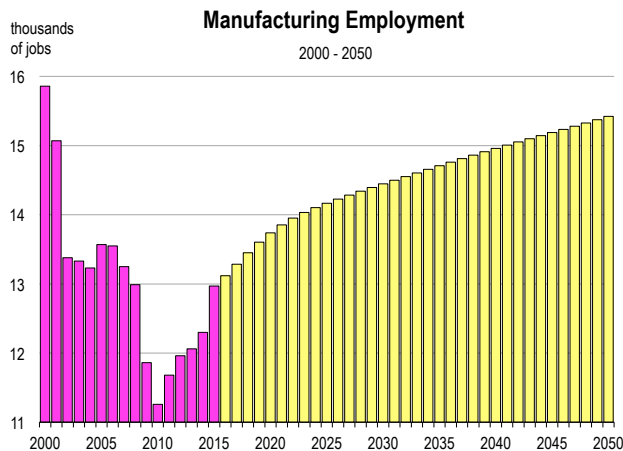
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	423,999	-1,515	368.1	142	460	\$5.31	\$18.37	\$46,930	1.2	1,321	3.44	9.7
2011	425,820	-1,044	366.1	143	347	\$5.72	\$19.88	\$49,240	2.7	1,260	3.70	9.4
2012	430,712	2,142	366.7	143	496	\$6.05	\$21.24	\$50,972	2.0	1,335	4.03	8.4
2013	435,497	2,074	372.7	143	426	\$6.33	\$21.40	\$50,264	1.1	1,469	3.98	7.2
2014	440,200	1,926	386.4	144	898	\$6.66	\$22.26	\$51,036	1.3	1,504	3.90	6.1
2015	445,444	2,308	393.9	144	1,071	\$6.84	\$23.82	\$53,484	0.9	1,550	4.22	5.3
2016	450,492	2,058	397.3	146	1,199	\$7.13	\$24.75	\$53,949	1.9	1,556	4.33	4.4
2017	454,491	935	401.1	147	1,232	\$7.45	\$26.07	\$54,676	3.0	1,571	4.39	4.3
2018	458,208	623	404.2	148	1,215	\$7.75	\$27.46	\$55,519	2.9	1,577	4.51	4.2
2019	461,501	161	406.9	149	1,165	\$7.98	\$28.59	\$56,477	1.6	1,594	4.59	4.1
2020	464,758	111	409.7	150	1,142	\$8.22	\$29.76	\$57,443	1.6	1,628	4.67	4.1
2021	468,007	105	411.9	151	1,121	\$8.47	\$30.95	\$58,395	1.6	1,627	4.77	4.1
2022	471,030	-136	414.5	152	1,107	\$8.73	\$32.15	\$59,291	1.6	1,649	4.86	4.1
2023	474,025	-165	416.7	153	1,085	\$8.96	\$33.31	\$60,077	1.6	1,657	4.96	4.1
2024	476,849	-334	418.5	154	1,034	\$9.19	\$34.51	\$60,708	1.9	1,673	5.10	4.1
2025	479,532	-470	420.1	155	1,004	\$9.43	\$35.72	\$61,190	2.1	1,684	5.20	4.1
2026	482,105	-576	422.1	155	986	\$9.66	\$36.90	\$61,511	2.2	1,698	5.31	4.1
2027	484,723	-514	423.9	156	965	\$9.89	\$38.07	\$61,756	2.2	1,712	5.44	4.1
2028	487,286	-534	426.1	157	984	\$10.16	\$39.28	\$62,133	2.0	1,725	5.56	4.1
2029	489,894	-470	428.3	158	985	\$10.42	\$40.52	\$62,612	1.8	1,739	5.69	4.1
2030	492,493	-452	431.0	159	987	\$10.69	\$41.81	\$63,183	1.7	1,753	5.82	4.1
2031	495,145	-386	433.7	160	990	\$10.95	\$43.12	\$63,786	1.6	1,767	5.95	4.1
2032	497,722	-397	436.4	160	999	\$11.22	\$44.46	\$64,251	1.8	1,781	6.07	4.0
2033	500,286	-368	439.0	161	1,012	\$11.48	\$45.79	\$64,919	1.4	1,795	6.20	4.0
2034	502,799	-378	441.5	162	1,026	\$11.77	\$47.23	\$65,554	1.6	1,810	6.34	4.0
2035	505,347	-349	443.9	163	1,041	\$12.07	\$48.73	\$66,159	1.7	1,825	6.48	4.0
2036	507,862	-331	446.3	164	1,051	\$12.39	\$50.29	\$66,542	2.1	1,840	6.62	4.0
2037	510,300	-293	448.6	165	1,065	\$12.73	\$51.90	\$66,859	2.2	1,854	6.76	4.0
2038	512,790	-246	450.8	166	1,073	\$13.06	\$53.54	\$67,279	2.0	1,869	6.88	4.0
2039	515,264	-204	453.0	167	1,085	\$13.41	\$55.25	\$67,608	2.2	1,885	7.01	3.9
2040	517,777	-151	455.0	168	1,108	\$13.76	\$56.99	\$67,963	2.1	1,901	7.15	3.9
2041	520,304	-103	457.1	169	1,091	\$14.10	\$58.76	\$68,423	1.9	1,916	7.29	3.9
2042	522,888	-34	459.1	170	1,076	\$14.44	\$60.57	\$68,928	1.8	1,932	7.44	3.9
2043	525,489	3	461.1	171	1,067	\$14.78	\$62.42	\$69,488	1.7	1,948	7.60	3.9
2044	528,101	42	463.1	171	1,050	\$15.11	\$64.31	\$70,164	1.5	1,964	7.77	3.9
2045	530,726	80	465.1	172	1,032	\$15.46	\$66.26	\$70,724	1.7	1,981	7.93	3.9
2046	533,344	102	467.1	173	1,020	\$15.80	\$68.18	\$71,256	1.6	1,997	8.11	3.9
2047	535,952	119	469.0	174	1,010	\$16.19	\$70.33	\$71,770	1.9	2,014	8.30	3.9
2048	538,542	122	470.9	175	1,006	\$16.59	\$72.55	\$72,304	1.9	2,031	8.49	3.9
2049	541,102	130	472.8	176	991	\$17.02	\$74.96	\$72,874	2.0	2,048	8.69	3.9
2050	543,644	146	474.7	177	976	\$17.50	\$77.62	\$73,492	2.2	2,066	8.89	3.9

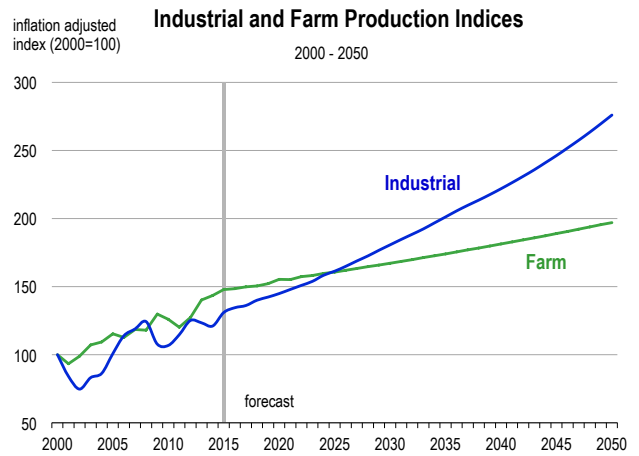
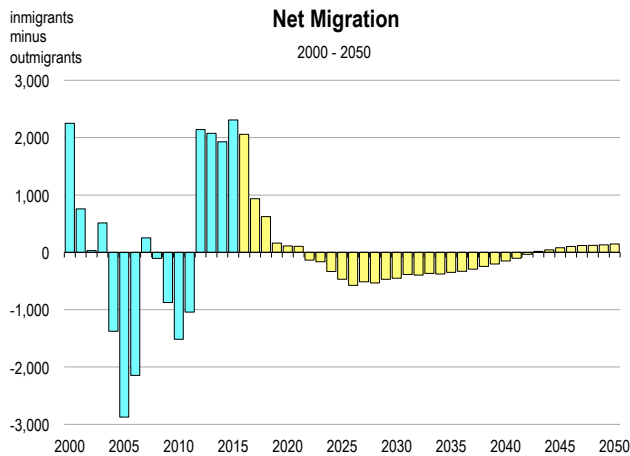
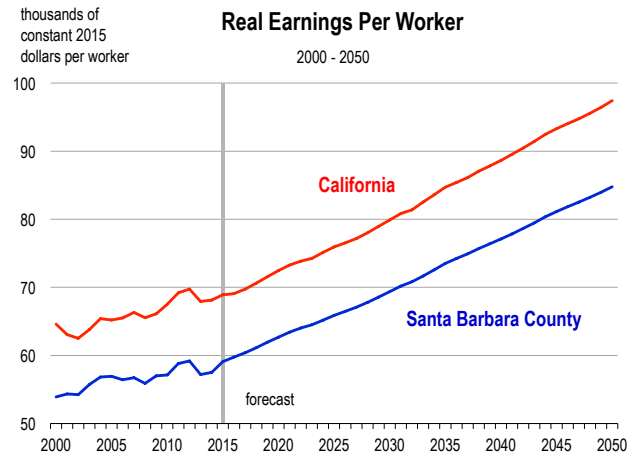
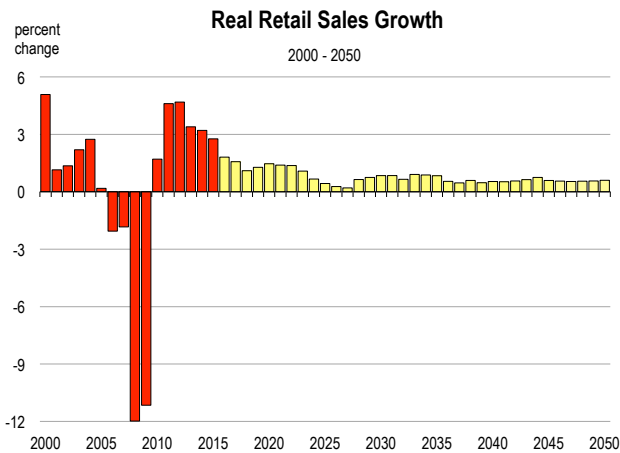


# Santa Barbara County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	182.0	18.6	7.0	11.3	2.8	21.9	6.4	21.1	3.5	23.0	21.9	38.2
2011	182.7	18.2	6.8	11.7	2.8	21.8	6.5	21.5	3.6	23.5	22.1	37.8
2012	187.7	18.8	6.8	12.0	3.1	22.7	6.5	22.5	4.2	24.0	22.9	37.7
2013	193.2	19.3	7.2	12.1	3.4	23.5	6.5	23.3	4.3	24.6	24.4	37.9
2014	197.6	21.0	7.4	12.3	3.6	23.9	6.4	22.7	4.4	25.1	25.5	38.3
2015	201.5	21.0	7.9	13.0	3.6	24.4	6.4	22.4	4.4	25.7	26.7	39.1
2016	203.5	21.3	8.2	13.1	3.6	24.8	6.6	22.1	4.4	26.2	27.1	39.1
2017	205.6	21.5	8.2	13.3	3.6	24.9	6.6	22.7	4.4	26.6	27.4	39.3
2018	207.3	21.6	8.0	13.5	3.7	25.0	6.7	23.0	4.4	26.9	27.6	39.8
2019	208.7	21.8	7.9	13.6	3.6	25.1	6.6	23.3	4.4	27.3	27.7	40.2
2020	210.3	22.2	7.8	13.7	3.6	25.2	6.6	23.3	4.4	27.6	27.8	40.7
2021	211.4	22.2	7.9	13.9	3.6	25.3	6.6	23.6	4.4	27.9	27.8	41.0
2022	212.8	22.4	7.9	14.0	3.7	25.4	6.6	24.0	4.4	28.2	27.8	41.1
2023	214.0	22.5	7.9	14.0	3.6	25.5	6.6	24.4	4.4	28.6	27.8	41.3
2024	215.0	22.7	7.9	14.1	3.6	25.5	6.5	24.7	4.4	28.9	27.8	41.2
2025	215.8	22.8	7.8	14.2	3.6	25.6	6.5	25.1	4.5	29.2	27.9	41.1
2026	216.8	23.0	7.7	14.2	3.6	25.6	6.5	25.5	4.5	29.6	27.9	41.1
2027	217.8	23.1	7.6	14.3	3.6	25.7	6.5	25.9	4.5	30.0	28.0	40.9
2028	219.0	23.3	7.6	14.3	3.6	25.8	6.5	26.2	4.5	30.4	28.1	40.9
2029	220.3	23.4	7.7	14.4	3.7	25.9	6.5	26.5	4.5	30.9	28.2	40.9
2030	221.8	23.6	7.7	14.4	3.7	26.0	6.5	26.8	4.5	31.3	28.4	41.1
2031	223.3	23.7	7.7	14.5	3.7	26.1	6.5	27.2	4.5	31.7	28.5	41.2
2032	224.9	23.9	7.7	14.6	3.7	26.3	6.5	27.6	4.5	32.2	28.7	41.4
2033	226.3	24.0	7.7	14.6	3.7	26.5	6.5	27.8	4.5	32.7	28.8	41.6
2034	227.7	24.2	7.7	14.7	3.6	26.6	6.5	28.0	4.5	33.1	28.9	41.8
2035	229.1	24.3	7.7	14.7	3.6	26.7	6.5	28.3	4.5	33.5	29.1	41.9
2036	230.5	24.5	7.7	14.8	3.6	26.8	6.5	28.6	4.5	34.0	29.2	42.0
2037	231.8	24.6	7.8	14.8	3.6	26.9	6.5	28.8	4.5	34.5	29.3	42.1
2038	233.0	24.8	7.8	14.9	3.6	27.0	6.5	29.1	4.5	34.9	29.5	42.2
2039	234.2	24.9	7.8	14.9	3.6	27.0	6.5	29.3	4.5	35.3	29.6	42.3
2040	235.3	25.1	7.8	15.0	3.6	27.1	6.5	29.6	4.6	35.6	29.8	42.3
2041	236.5	25.3	7.9	15.0	3.6	27.1	6.5	29.9	4.6	36.0	29.9	42.4
2042	237.6	25.4	7.9	15.1	3.6	27.2	6.5	30.1	4.6	36.2	30.1	42.5
2043	238.7	25.6	7.9	15.1	3.6	27.2	6.5	30.4	4.6	36.5	30.2	42.6
2044	239.8	25.7	8.0	15.1	3.6	27.3	6.5	30.6	4.6	36.7	30.3	42.7
2045	240.9	25.9	8.0	15.2	3.6	27.3	6.5	30.9	4.6	37.0	30.5	42.8
2046	242.0	26.0	8.1	15.2	3.6	27.4	6.5	31.2	4.6	37.2	30.6	42.9
2047	243.1	26.2	8.1	15.3	3.6	27.4	6.4	31.5	4.6	37.3	30.8	43.0
2048	244.1	26.3	8.1	15.3	3.6	27.5	6.4	31.8	4.6	37.5	30.9	43.1
2049	245.1	26.5	8.2	15.4	3.6	27.5	6.4	32.1	4.6	37.7	31.0	43.2
2050	246.2	26.7	8.2	15.4	3.6	27.6	6.4	32.3	4.6	37.9	31.2	43.3





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.0%
Expected job growth:	3.9%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.5%

Expected population growth:	3.9%
Net migration to account for:	11.0%
Expected growth in number of vehicles:	3.7%

### Demographics (2016)

Unemployment rate (April 2016):	4.5%
County rank* in California (58 counties):	12th
Working age (16-64) population:	65.5%

Population with B.A. degree or higher:	31.9%
Median home selling price (2015):	\$464,000
Median household income:	\$66,581

### Quality of Life

Violent crime rate (2014):	290 per 100,000 persons
County rank* in California (58 counties):	16th
Average commute time to work (2016):	21.0 minutes

High school drop out rate (2015):	10.7%
Households at/below poverty line (2016):	9.8%

\* The county ranked 1st corresponds to the lowest rate in California

# SANTA CLARA COUNTY ECONOMIC FORECAST

Santa Clara County is the largest county in the San Francisco Bay Area, in terms of both population and total employment. The northwest portion of the county, known as Silicon Valley, is home to many leading technology companies. Santa Clara County has a population of 1.9 million people and a total of 1.0 million wage and salary jobs. The per capita income in Santa Clara County is \$79,302 and the average salary per worker is \$117,421.

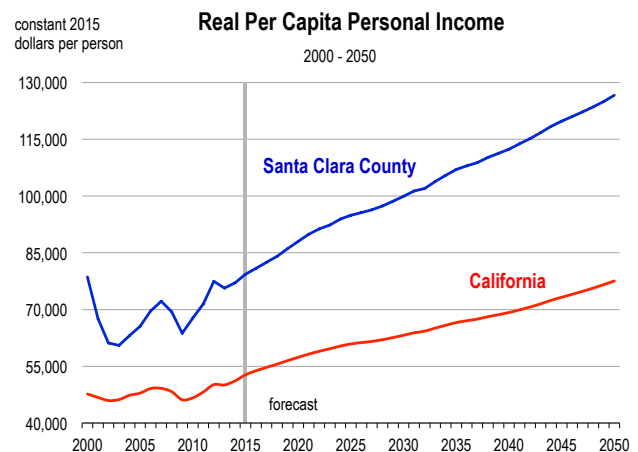
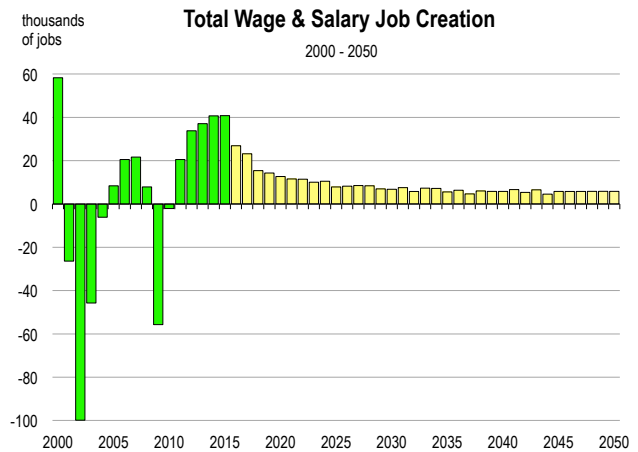
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Santa Clara County, a total of 40,800 wage and salary jobs were created, representing a growth rate of 4.1 percent. The unemployment rate improved significantly, falling from 5.2 percent in 2014 to 4.2 percent in 2015.

Most major sectors created jobs in 2015. The largest gains were observed in professional services (+13,000 jobs), information (+8,500 jobs), education and healthcare (+6,700 jobs), leisure and hospitality (+3,800 jobs), and construction (+3,800 jobs). The largest losses were observed in government (-700 jobs).

Between 2010 and 2015, the population of Santa Clara County grew at an annual average rate of 1.4 percent. More than 40 percent of this growth was due to net migration, as an average of 8,800 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

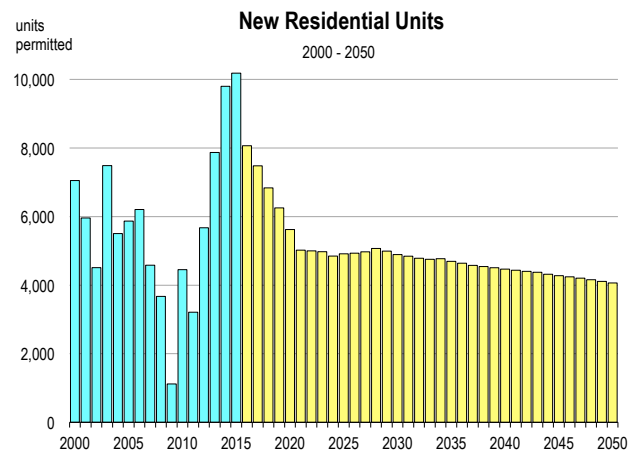
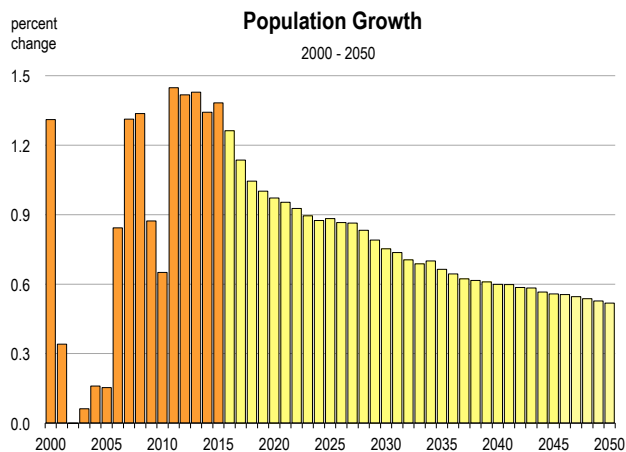
- Total employment will increase by 2.6 percent in 2016. Between 2016 and 2021, the growth rate will average 1.4 percent per year.
- Average salaries are currently well above the California state average, and will remain so over the forecast horizon. In Santa Clara County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest employment gain will occur in professional services (+36,800 jobs), which will account for 48 percent of net job creation in the county. Strong growth will also be observed in information, manufacturing, and education and healthcare, which will account for an additional 50 percent of net job creation.
- The population is expected to increase by 1.3 percent in 2016. Annual growth in the 2016-2021 period is forecasted to average 1.0 percent.
- From 2016 to 2021, an average of 7,500 net in-migrants will enter the county each year.
- Real per capita income will rise by 2.0 percent in 2016. During the 2016-2021 period, real per capita income is expected to increase by 2.1 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.6 percent per year between 2016 and 2021.
- Industrial production is expected to rise by 3.9 percent in 2016. Over the following five years, growth is forecasted to average 2.4 percent per year.



# Santa Clara County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

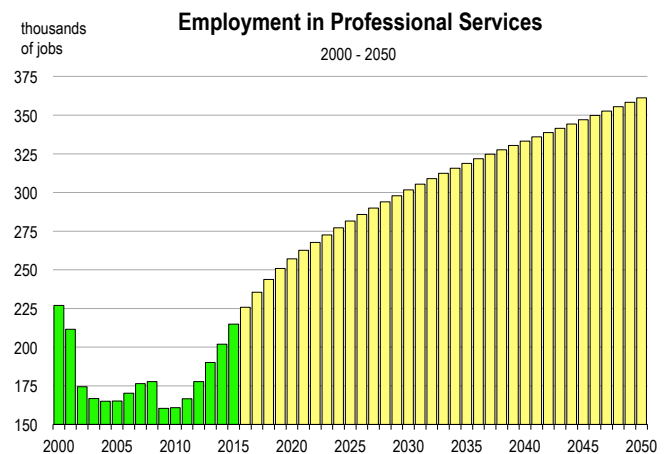
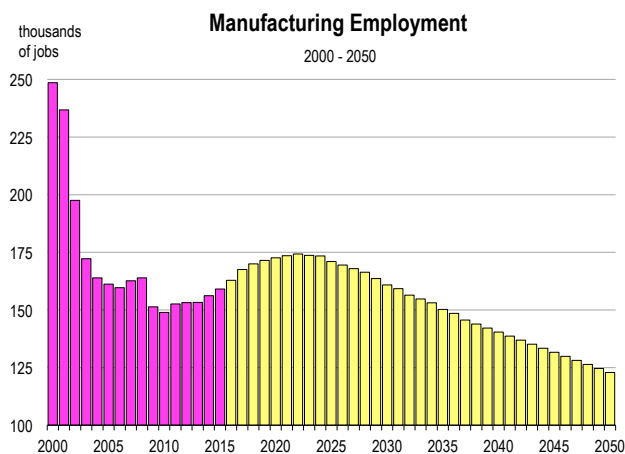
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,786,443	-4,002	1.52	604.1	4,453	\$30.5	\$106.4	\$67,725	1.3	302.6	28.3	10.4
2011	1,812,314	10,987	1.52	605.6	3,212	\$33.4	\$117.1	\$71,557	2.7	274.7	28.8	9.3
2012	1,837,992	11,545	1.53	609.3	5,677	\$36.2	\$132.0	\$77,460	2.7	281.4	29.6	7.9
2013	1,864,255	11,542	1.58	612.4	7,868	\$37.6	\$133.7	\$75,648	2.3	277.9	30.3	6.5
2014	1,889,280	11,030	1.61	618.1	9,799	\$39.7	\$141.9	\$77,044	2.8	283.4	31.5	5.2
2015	1,915,407	11,808	1.65	625.8	10,184	\$41.1	\$151.9	\$79,302	2.6	287.3	32.0	4.2
2016	1,939,586	10,482	1.68	634.9	8,067	\$43.0	\$160.8	\$80,863	2.5	290.8	33.2	3.7
2017	1,961,613	8,477	1.70	642.3	7,481	\$45.1	\$172.0	\$82,511	3.6	293.3	34.5	3.8
2018	1,982,106	7,079	1.72	649.1	6,837	\$47.2	\$183.3	\$84,069	3.5	295.6	35.3	3.8
2019	2,001,955	6,540	1.75	655.3	6,254	\$49.3	\$194.0	\$86,109	2.3	297.1	36.1	3.8
2020	2,021,412	6,272	1.77	660.9	5,623	\$51.3	\$204.9	\$88,039	2.3	297.9	36.8	3.8
2021	2,040,685	6,197	1.79	666.0	5,021	\$53.4	\$216.1	\$89,895	2.3	299.4	37.5	3.9
2022	2,059,597	5,894	1.80	670.6	5,001	\$55.4	\$226.7	\$91,343	2.3	300.0	38.2	3.9
2023	2,078,029	5,449	1.82	675.1	4,976	\$57.3	\$236.5	\$92,320	2.3	300.9	38.7	3.9
2024	2,096,205	5,245	1.83	679.6	4,849	\$59.7	\$249.0	\$93,916	2.6	301.4	39.1	3.9
2025	2,114,713	5,656	1.84	684.1	4,915	\$61.8	\$260.8	\$94,898	2.8	301.9	39.1	3.8
2026	2,133,022	5,482	1.85	688.5	4,933	\$64.1	\$272.8	\$95,649	2.9	302.2	39.3	3.7
2027	2,151,443	5,647	1.86	693.0	4,973	\$66.5	\$285.1	\$96,349	2.9	302.5	39.6	3.6
2028	2,169,354	5,185	1.87	697.5	5,071	\$69.3	\$298.4	\$97,396	2.7	302.7	39.9	3.6
2029	2,186,498	4,405	1.89	702.1	4,993	\$72.0	\$312.2	\$98,622	2.5	302.9	40.0	3.6
2030	2,202,952	3,706	1.90	706.6	4,892	\$75.1	\$326.5	\$99,967	2.4	303.0	40.1	3.7
2031	2,219,173	3,358	1.91	711.1	4,845	\$78.5	\$341.1	\$101,339	2.3	303.1	40.4	3.7
2032	2,234,815	2,628	1.92	715.4	4,785	\$81.7	\$354.4	\$101,998	2.5	303.2	40.4	3.7
2033	2,250,181	2,160	1.93	719.8	4,755	\$85.7	\$370.9	\$103,829	2.1	303.2	40.8	3.7
2034	2,265,934	2,409	1.95	724.1	4,772	\$89.5	\$388.2	\$105,498	2.3	303.3	41.1	3.5
2035	2,280,978	1,613	1.96	728.4	4,695	\$93.2	\$405.9	\$107,015	2.4	303.3	41.1	3.6
2036	2,295,668	1,150	1.97	732.6	4,641	\$97.0	\$423.8	\$108,018	2.8	303.3	41.3	3.6
2037	2,309,966	694	1.97	736.8	4,577	\$100.6	\$442.1	\$108,855	2.9	303.3	41.3	3.6
2038	2,324,194	534	1.99	740.9	4,543	\$104.7	\$462.5	\$110,223	2.7	303.3	41.6	3.6
2039	2,338,362	436	1.99	745.1	4,509	\$108.6	\$483.3	\$111,274	2.9	303.3	41.8	3.6
2040	2,352,368	210	2.00	749.1	4,468	\$112.6	\$504.7	\$112,397	2.8	303.3	42.1	3.6
2041	2,366,435	244	2.02	753.2	4,436	\$116.8	\$527.5	\$113,808	2.6	303.3	42.3	3.6
2042	2,380,291	-10	2.03	757.7	4,403	\$120.9	\$550.4	\$115,200	2.5	303.3	42.5	3.6
2043	2,394,176	10	2.04	761.6	4,376	\$125.4	\$574.7	\$116,775	2.4	303.3	42.7	3.6
2044	2,407,723	-347	2.05	765.6	4,319	\$129.6	\$599.1	\$118,425	2.2	303.3	43.0	3.6
2045	2,421,151	-432	2.06	769.5	4,277	\$134.1	\$624.0	\$119,793	2.4	303.2	43.2	3.6
2046	2,434,586	-388	2.07	773.4	4,243	\$138.4	\$648.5	\$121,022	2.3	303.2	43.3	3.6
2047	2,447,875	-482	2.08	777.2	4,205	\$143.3	\$675.7	\$122,237	2.6	303.2	43.5	3.6
2048	2,461,021	-571	2.09	781.0	4,159	\$148.4	\$704.5	\$123,575	2.6	303.2	43.7	3.6
2049	2,473,998	-644	2.10	784.8	4,110	\$153.8	\$735.9	\$125,039	2.7	303.2	43.9	3.6
2050	2,486,815	-736	2.11	788.5	4,065	\$159.9	\$770.5	\$126,611	2.9	303.1	44.0	3.6



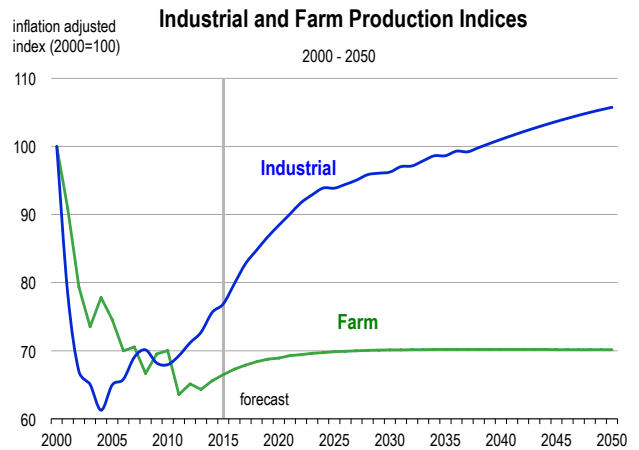
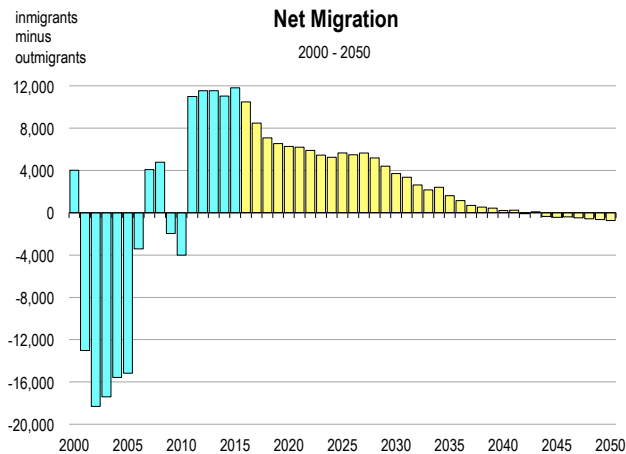
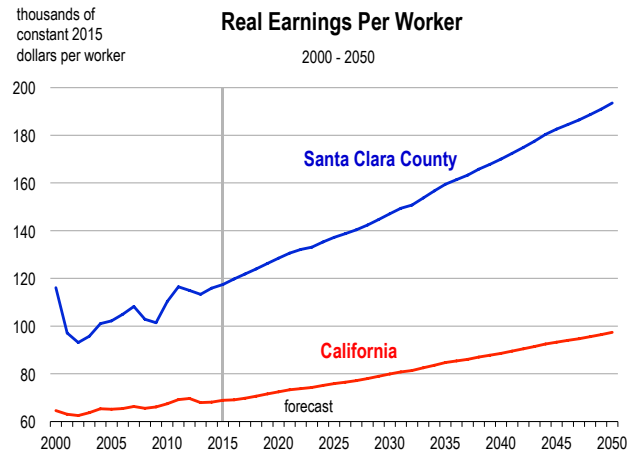
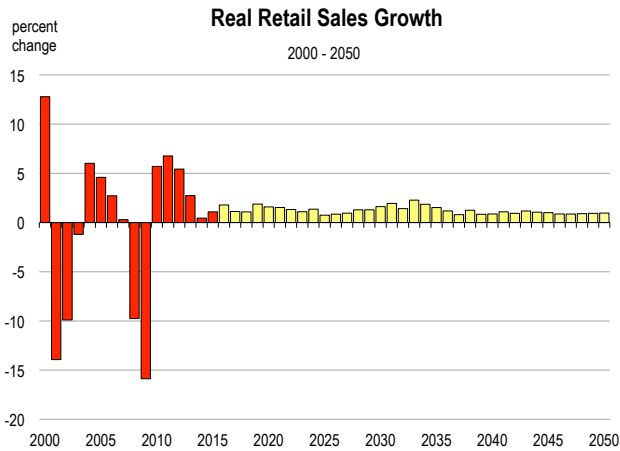
# Santa Clara County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	860.2	3.53	31.4	148.9	11.7	111.4	30.7	160.8	46.3	126.1	73.8	91.5
2011	880.7	3.42	30.9	152.6	11.8	113.2	32.0	166.6	51.2	128.6	76.3	89.9
2012	914.6	3.32	33.9	153.2	12.7	116.4	33.0	177.7	54.1	135.7	81.3	88.7
2013	951.6	3.44	36.7	153.3	13.6	118.9	33.2	190.2	58.6	143.4	86.1	89.1
2014	992.3	3.64	38.8	156.2	14.3	120.5	33.9	201.9	66.2	149.6	90.4	90.7
2015	1,033.1	3.69	42.6	159.1	14.8	121.5	34.6	214.8	74.6	156.3	94.2	90.1
2016	1,060.0	3.69	42.8	162.9	15.4	122.4	35.3	225.8	80.1	159.3	94.8	90.2
2017	1,083.2	3.70	41.9	167.5	15.7	123.3	35.5	235.5	84.5	161.5	96.0	90.4
2018	1,098.6	3.71	37.8	170.0	15.8	124.0	35.6	243.8	88.1	164.0	96.8	90.9
2019	1,112.9	3.72	35.5	171.5	15.8	125.1	35.7	250.9	91.0	166.5	97.2	91.2
2020	1,125.6	3.72	33.8	172.6	15.9	125.9	35.8	257.1	93.5	169.2	97.4	91.6
2021	1,137.1	3.73	32.3	173.5	15.9	126.7	36.0	262.6	95.6	171.8	97.5	91.8
2022	1,148.6	3.73	31.7	174.3	16.0	127.4	36.2	267.7	97.4	174.5	97.6	92.0
2023	1,158.7	3.74	31.5	173.7	16.1	128.0	36.5	272.5	98.9	177.2	97.6	92.3
2024	1,169.2	3.74	32.0	173.4	16.2	128.7	36.7	277.1	100.3	179.7	97.7	92.4
2025	1,177.0	3.74	32.5	171.0	16.2	129.2	36.9	281.5	101.5	182.1	97.9	92.5
2026	1,185.2	3.75	32.9	169.5	16.4	129.7	37.1	285.8	102.6	184.4	98.1	92.7
2027	1,193.8	3.75	33.7	167.9	16.5	130.3	37.3	289.9	103.7	186.6	98.4	92.8
2028	1,202.2	3.75	34.3	166.4	16.7	131.0	37.5	293.9	104.7	188.8	98.7	92.9
2029	1,209.1	3.75	34.7	163.6	16.7	131.7	37.8	297.9	105.6	190.9	99.2	93.1
2030	1,215.9	3.75	35.0	160.9	16.8	132.5	38.0	301.7	106.5	193.1	99.7	93.3
2031	1,223.5	3.75	35.0	159.2	16.9	133.5	38.2	305.4	107.4	195.2	100.3	93.4
2032	1,229.3	3.75	34.9	156.4	17.0	134.2	38.4	309.0	108.2	197.1	100.8	93.6
2033	1,236.6	3.75	34.9	154.8	17.0	135.3	38.6	312.4	109.1	199.1	101.4	93.8
2034	1,243.8	3.75	35.0	153.1	17.1	136.3	38.8	315.7	109.8	201.1	102.0	94.0
2035	1,249.3	3.75	35.0	150.2	17.3	137.1	39.1	318.8	110.6	203.1	102.5	94.1
2036	1,255.7	3.75	35.2	148.5	17.3	137.7	39.3	321.8	111.3	205.1	103.1	94.2
2037	1,260.3	3.75	35.2	145.6	17.4	138.2	39.5	324.7	111.9	207.0	103.6	94.3
2038	1,266.3	3.75	35.2	143.9	17.5	138.9	39.7	327.6	112.6	208.9	104.2	94.4
2039	1,272.2	3.75	35.3	142.1	17.6	139.4	39.9	330.4	113.2	210.7	104.8	94.4
2040	1,278.0	3.75	35.4	140.4	17.7	139.9	40.1	333.2	113.9	212.5	105.4	94.5
2041	1,284.6	3.75	36.3	138.7	17.8	140.5	40.3	336.0	114.5	214.3	106.0	94.6
2042	1,290.0	3.75	36.0	136.9	17.8	141.1	40.5	338.7	115.1	216.1	106.6	94.7
2043	1,296.5	3.75	36.7	135.1	17.9	141.7	40.7	341.5	115.7	217.8	107.2	94.9
2044	1,301.1	3.75	35.5	133.4	18.0	142.3	40.9	344.3	116.3	219.5	107.8	95.1
2045	1,306.9	3.75	35.6	131.6	18.1	142.9	41.0	347.0	116.9	221.3	108.4	95.2
2046	1,312.6	3.75	35.6	129.9	18.2	143.4	41.2	349.8	117.5	223.0	109.0	95.4
2047	1,318.4	3.75	35.6	128.1	18.3	143.9	41.4	352.6	118.1	224.8	109.6	95.5
2048	1,324.3	3.75	35.6	126.4	18.4	144.4	41.6	355.5	118.7	226.5	110.3	95.6
2049	1,330.1	3.75	35.6	124.6	18.4	145.0	41.7	358.3	119.3	228.2	110.9	95.8
2050	1,335.9	3.75	35.6	122.9	18.5	145.5	41.9	361.2	119.9	229.9	111.5	95.9







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.4%
Expected job growth:	7.3%
Fastest growing jobs sector:	Information
Expected personal income growth:	17.0%

Expected population growth:	5.2%
Net migration to account for:	34.2%
Expected growth in number of vehicles:	6.5%

### Demographics (2016)

Unemployment rate (April 2016):	3.6%
County rank* in California (58 counties):	4th
Working age (16-64) population:	66.6%

Population with B.A. or higher:	47.2%
Median home selling price (2015):	\$785,000
Median household income:	\$99,216

### Quality of Life

Violent crime rate (2014):	236 per 100,000 persons
County rank* in California (58 counties):	11th
Average commute time to work (2016):	29.0 minutes

High School drop out rate (2015):	13.3%
Households at/below poverty line (2016):	7.2%

\* The county ranked 1st corresponds to the lowest rate in California

# SANTA CRUZ COUNTY ECONOMIC FORECAST

Santa Cruz County is located on the central coast of California, and behind San Francisco, it is the second smallest county in terms of physical size. Santa Cruz County has a population of 274,600 people and 106,500 wage and salary jobs. The per capita income in Santa Cruz County is \$54,955 and the average salary per worker is \$52,455.

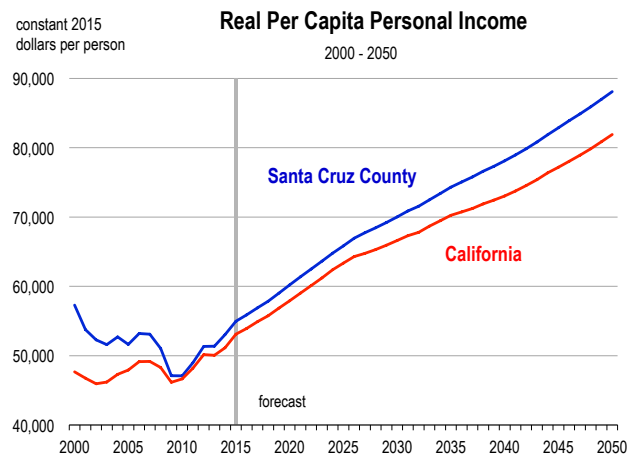
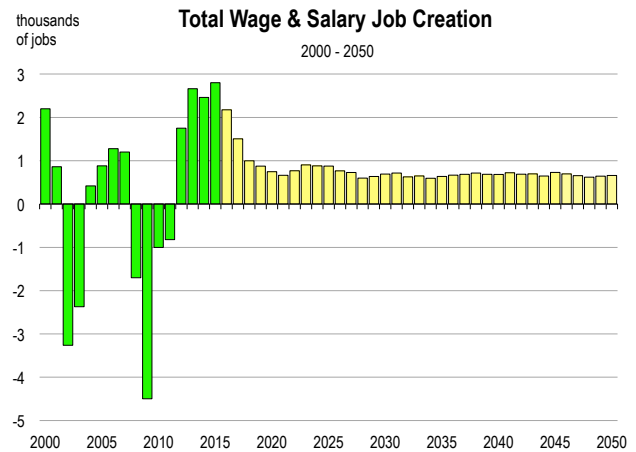
In 2015, a total of 2,800 total wage and salary jobs were gained in Santa Cruz County, representing a growth rate of 2.7 percent. Over the course of the year, the unemployment rate improved substantially, dropping from 8.7 percent in 2014 to 7.5 percent in 2015.

Across employment sectors, the largest job gains occurred in leisure and hospitality (+740 jobs), manufacturing (+400 jobs), education and healthcare (+360 jobs), government (+350 jobs), and professional business services (+320 jobs). The largest declines were observed in agriculture (-110 jobs).

Between 2010 and 2015, the population of Santa Cruz grew at an annual average rate of 0.8 percent. High levels of in-migration were a contributing factor to this growth, as the county gained an average of 910 net migrants per year.

## FORECAST HIGHLIGHTS

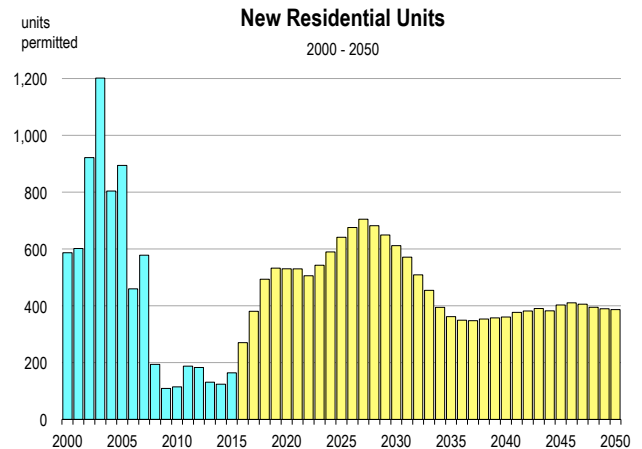
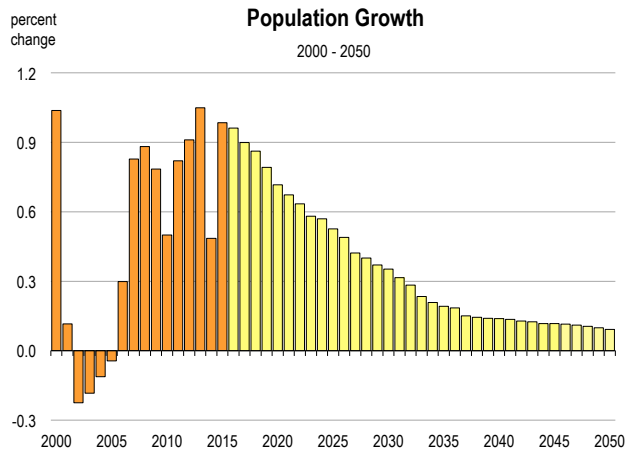
- In 2016, total employment will increase by 2.0 percent. From 2016 to 2021, an annual average growth rate of 0.9 percent is expected.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Santa Cruz County, inflation-adjusted salaries are expected to rise by an average of 3.0 percent per year between 2016 and 2021.
- Between 2016 and 2021, employment growth will be broad-based. However, the largest gains will be observed in education and healthcare, construction, leisure and hospitality, and government. Together, these sectors will account for 71 percent of net job creation in the county.
- During the 2016-2021 period, the population will increase by 0.8 percent per year, which is identical to the growth rate that prevailed between 2010 and 2015.
- Net migration will remain moderate over the forecast period. Between 2016 and 2021, an average of 625 net migrants will enter the county each year, accounting for 28 percent of total population growth.
- Real income per capita will increase by 1.7 percent in 2016. From 2016 to 2021, real income per capita is expected to increase by 2.7 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year between 2016 and 2021.
- Industrial production is projected to increase by 5.3 percent in 2016. During the 2016-2021 period, industrial production will increase by an average of 0.8 percent per year.
- Farm production is forecasted to increase by 0.4 percent per year between 2016 and 2021. The principal crop in the county is the strawberry.



# Santa Cruz County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

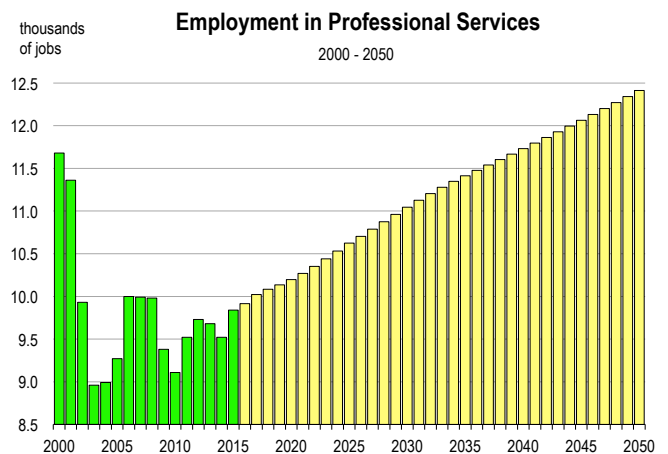
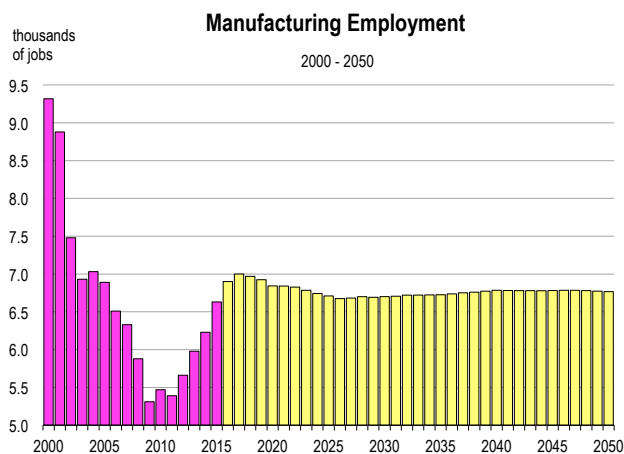
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	263,220	-276	242.9	94.3	115	\$2.7	\$11.3	\$47,091	1.3	0.59	1.35	13.3
2011	265,378	608	241.5	94.5	188	\$2.9	\$12.1	\$48,967	2.7	0.61	1.27	13.1
2012	267,793	931	241.0	94.6	183	\$3.1	\$13.1	\$51,343	2.7	0.59	1.35	11.9
2013	270,602	1,557	249.4	95.0	131	\$3.3	\$13.5	\$51,381	2.3	0.62	1.45	10.3
2014	271,916	147	252.8	95.4	124	\$3.4	\$14.2	\$53,021	2.8	0.63	1.50	8.7
2015	274,594	1,316	257.4	95.8	164	\$3.6	\$15.1	\$54,955	2.6	0.64	1.60	7.5
2016	277,234	1,069	260.0	95.9	270	\$3.7	\$15.9	\$55,882	2.7	0.65	1.69	6.3
2017	279,726	910	262.4	96.1	381	\$3.9	\$16.9	\$56,899	3.4	0.65	1.72	5.8
2018	282,137	822	264.2	96.5	494	\$4.1	\$17.8	\$57,857	3.4	0.65	1.72	5.8
2019	284,371	638	265.6	96.9	533	\$4.2	\$18.9	\$59,022	3.0	0.66	1.73	5.8
2020	286,408	434	266.7	97.4	530	\$4.4	\$19.9	\$60,221	3.0	0.66	1.73	5.8
2021	288,335	326	267.5	97.9	530	\$4.6	\$21.0	\$61,383	2.9	0.66	1.76	5.8
2022	290,164	241	267.9	98.4	506	\$4.8	\$22.1	\$62,497	2.9	0.67	1.78	5.7
2023	291,849	111	268.0	98.9	543	\$4.9	\$23.3	\$63,656	2.8	0.68	1.79	5.6
2024	293,512	108	268.1	99.4	590	\$5.1	\$24.4	\$64,800	2.6	0.68	1.81	5.5
2025	295,056	24	268.0	100.0	641	\$5.3	\$25.5	\$65,848	2.5	0.69	1.82	5.4
2026	296,500	-45	267.9	100.6	676	\$5.5	\$26.6	\$66,952	2.5	0.69	1.84	5.3
2027	297,751	-204	267.7	101.2	705	\$5.7	\$27.8	\$67,733	2.9	0.70	1.87	5.3
2028	298,943	-231	267.6	101.9	682	\$5.9	\$28.9	\$68,452	2.7	0.71	1.90	5.3
2029	300,050	-288	267.6	102.6	649	\$6.1	\$30.0	\$69,217	2.5	0.71	1.94	5.3
2030	301,107	-297	267.6	103.2	612	\$6.4	\$31.1	\$70,021	2.4	0.72	1.98	5.2
2031	302,057	-368	267.9	103.8	571	\$6.6	\$32.3	\$70,867	2.3	0.73	2.01	5.2
2032	302,913	-417	268.4	104.3	509	\$6.9	\$33.4	\$71,580	2.5	0.73	2.06	5.2
2033	303,623	-508	269.0	104.8	454	\$7.2	\$34.6	\$72,492	2.1	0.74	2.10	5.2
2034	304,255	-544	269.5	105.2	395	\$7.5	\$35.8	\$73,394	2.3	0.75	2.13	5.2
2035	304,838	-575	270.5	105.6	362	\$7.8	\$37.2	\$74,319	2.4	0.75	2.18	5.2
2036	305,402	-541	271.3	105.9	349	\$8.1	\$38.6	\$75,084	2.8	0.76	2.22	5.2
2037	305,862	-574	272.1	106.2	348	\$8.3	\$40.1	\$75,799	2.9	0.77	2.27	5.2
2038	306,303	-572	272.9	106.5	354	\$8.6	\$41.6	\$76,608	2.7	0.77	2.31	5.2
2039	306,732	-576	274.0	106.8	358	\$8.9	\$43.2	\$77,342	2.9	0.78	2.36	5.2
2040	307,157	-571	275.1	107.2	361	\$9.2	\$44.8	\$78,099	2.8	0.79	2.41	5.2
2041	307,573	-579	276.4	107.5	377	\$9.5	\$46.4	\$78,953	2.6	0.80	2.45	5.1
2042	307,968	-603	277.7	107.8	382	\$9.7	\$48.1	\$79,857	2.5	0.80	2.50	5.1
2043	308,352	-618	279.1	108.2	390	\$10.0	\$49.8	\$80,817	2.4	0.81	2.54	5.1
2044	308,713	-652	280.6	108.5	382	\$10.3	\$51.5	\$81,870	2.2	0.82	2.59	5.1
2045	309,075	-662	281.9	108.9	403	\$10.6	\$53.4	\$82,879	2.4	0.83	2.64	5.1
2046	309,430	-678	283.1	109.2	411	\$10.9	\$55.2	\$83,893	2.3	0.84	2.69	5.1
2047	309,773	-701	284.3	109.6	406	\$11.2	\$57.1	\$84,896	2.3	0.84	2.74	5.1
2048	310,099	-725	285.4	110.0	395	\$11.5	\$59.1	\$85,910	2.3	0.85	2.79	5.1
2049	310,406	-747	286.5	110.4	390	\$11.8	\$61.1	\$86,973	2.3	0.86	2.84	5.1
2050	310,692	-773	287.5	110.7	387	\$12.1	\$63.3	\$88,097	2.3	0.87	2.89	5.1

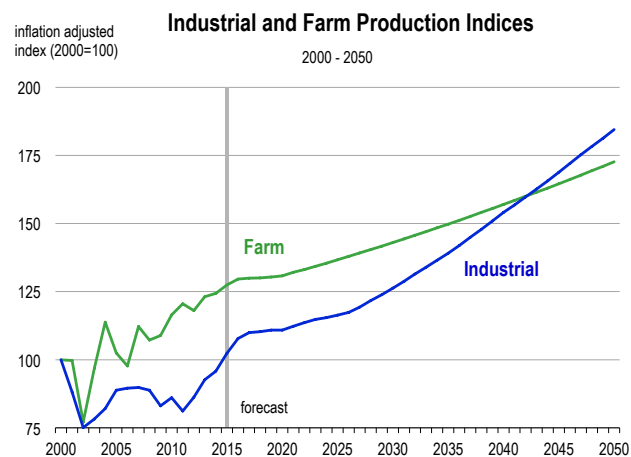
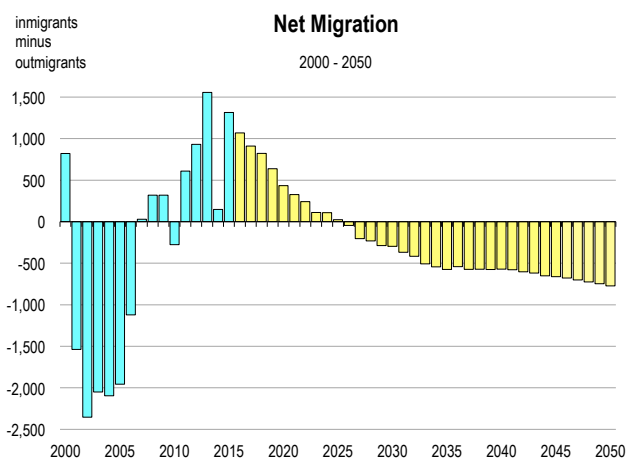
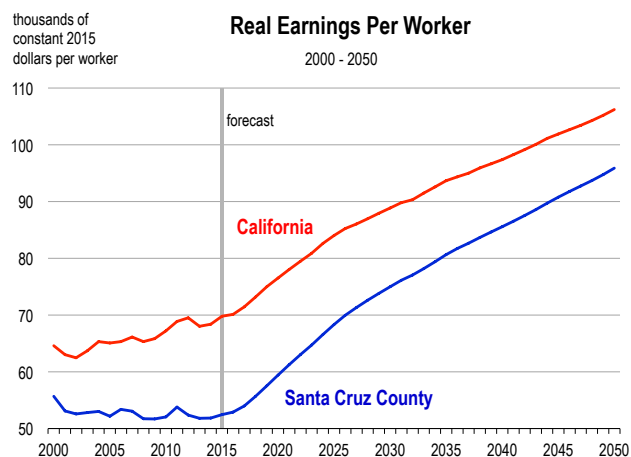
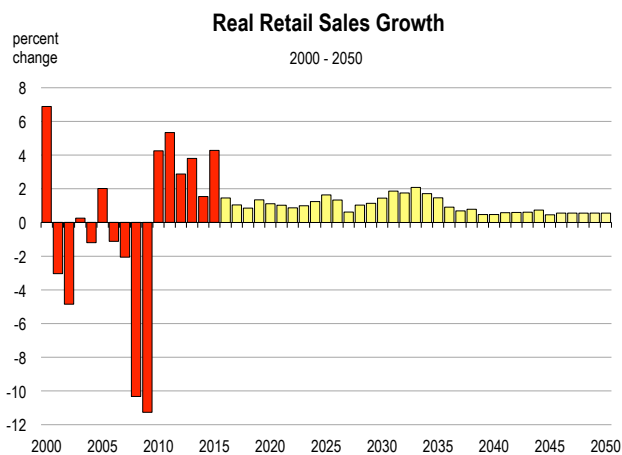


# Santa Cruz County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	97.6	9.6	3.0	5.5	1.5	14.9	3.3	9.1	0.9	15.1	10.9	20.3
2011	96.8	8.6	2.9	5.4	1.5	14.7	3.1	9.5	0.9	15.4	11.1	20.3
2012	98.6	8.4	3.0	5.7	1.4	14.8	3.2	9.7	0.8	15.8	11.6	20.4
2013	101.2	8.3	3.2	6.0	1.4	15.0	3.4	9.7	0.8	16.5	12.2	20.6
2014	103.7	8.5	3.4	6.2	1.3	15.3	3.5	9.5	0.8	16.9	12.9	21.1
2015	106.5	8.4	3.6	6.6	1.4	15.4	3.6	9.8	0.8	17.2	13.7	21.4
2016	108.7	8.4	3.8	6.9	1.4	15.7	3.6	9.9	0.8	17.6	14.0	21.8
2017	110.2	8.5	4.1	7.0	1.4	15.9	3.6	10.0	0.8	17.8	14.2	22.1
2018	111.2	8.5	4.4	7.0	1.4	16.0	3.7	10.1	0.8	18.0	14.3	22.2
2019	112.0	8.5	4.5	6.9	1.4	16.1	3.7	10.1	0.8	18.1	14.4	22.5
2020	112.8	8.5	4.5	6.8	1.4	16.2	3.7	10.2	0.8	18.3	14.6	22.8
2021	113.5	8.5	4.5	6.8	1.4	16.3	3.7	10.3	0.8	18.5	14.7	22.9
2022	114.2	8.5	4.5	6.8	1.4	16.4	3.7	10.4	0.8	18.7	14.9	23.1
2023	115.1	8.5	4.6	6.8	1.4	16.5	3.7	10.4	0.8	18.9	15.1	23.3
2024	116.0	8.5	4.8	6.7	1.4	16.6	3.7	10.5	0.8	19.1	15.1	23.5
2025	116.9	8.6	4.9	6.7	1.4	16.7	3.7	10.6	0.8	19.3	15.2	23.7
2026	117.6	8.6	5.0	6.7	1.4	16.9	3.7	10.7	0.8	19.5	15.3	23.9
2027	118.4	8.6	5.1	6.7	1.4	16.9	3.7	10.8	0.8	19.8	15.3	24.1
2028	119.0	8.6	5.0	6.7	1.4	17.0	3.7	10.9	0.8	20.0	15.4	24.3
2029	119.6	8.6	4.9	6.7	1.4	17.1	3.7	11.0	0.8	20.2	15.4	24.5
2030	120.3	8.6	4.8	6.7	1.4	17.3	3.7	11.0	0.8	20.4	15.5	24.7
2031	121.0	8.6	4.7	6.7	1.4	17.4	3.7	11.1	0.8	20.7	15.6	24.9
2032	121.6	8.6	4.5	6.7	1.4	17.6	3.7	11.2	0.8	20.9	15.7	25.1
2033	122.3	8.6	4.4	6.7	1.4	17.8	3.7	11.3	0.8	21.1	15.8	25.3
2034	122.9	8.6	4.2	6.7	1.4	17.9	3.7	11.3	0.8	21.3	15.9	25.5
2035	123.5	8.6	4.1	6.7	1.4	18.1	3.7	11.4	0.8	21.6	15.9	25.6
2036	124.2	8.6	4.1	6.7	1.4	18.2	3.7	11.5	0.8	21.8	16.0	25.8
2037	124.9	8.5	4.1	6.8	1.4	18.2	3.7	11.5	0.8	22.0	16.1	26.0
2038	125.6	8.5	4.1	6.8	1.4	18.3	3.7	11.6	0.8	22.3	16.2	26.2
2039	126.3	8.5	4.1	6.8	1.4	18.4	3.7	11.7	0.8	22.5	16.3	26.4
2040	127.0	8.5	4.2	6.8	1.4	18.4	3.7	11.7	0.8	22.7	16.4	26.5
2041	127.7	8.5	4.2	6.8	1.4	18.5	3.7	11.8	0.8	23.0	16.5	26.7
2042	128.4	8.5	4.3	6.8	1.4	18.5	3.7	11.9	0.8	23.2	16.6	26.9
2043	129.1	8.5	4.3	6.8	1.4	18.6	3.7	11.9	0.8	23.4	16.6	27.1
2044	129.7	8.5	4.3	6.8	1.4	18.7	3.7	12.0	0.8	23.7	16.7	27.2
2045	130.4	8.5	4.4	6.8	1.4	18.7	3.7	12.1	0.8	23.9	16.8	27.4
2046	131.1	8.5	4.4	6.8	1.4	18.8	3.7	12.1	0.8	24.2	16.9	27.6
2047	131.8	8.5	4.4	6.8	1.4	18.9	3.7	12.2	0.8	24.4	17.0	27.7
2048	132.4	8.4	4.4	6.8	1.4	18.9	3.7	12.3	0.8	24.6	17.1	27.9
2049	133.1	8.4	4.4	6.8	1.4	19.0	3.6	12.3	0.8	24.9	17.2	28.1
2050	133.7	8.4	4.4	6.8	1.4	19.0	3.7	12.4	0.8	25.1	17.2	28.2





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.5%
Expected job growth:	4.4%
Fastest growing jobs sector:	Construction
Expected personal income growth:	14.2%

Expected population growth:	4.0%
Net migration to account for:	28.2%
Expected growth in number of vehicles:	2.9%

### Demographics (2016)

Unemployment rate (April 2016):	7.5%
County rank* in California (58 counties):	39th
Working age (16-64) population:	67.8%

Population with B.A. or higher:	38.5%
Median home selling price (2015):	\$624,250
Median household income:	\$70,554

### Quality of Life

Violent crime rate (2014):	411 per 100,000 persons
County rank* in California (58 counties):	36th
Average commute time to work (2016):	28.0 minutes

High School drop out rate (2015):	8.8%
Households at/below poverty line (2016):	8.8%

\* The county ranked 1st corresponds to the lowest rate in California

# SHASTA COUNTY ECONOMIC FORECAST

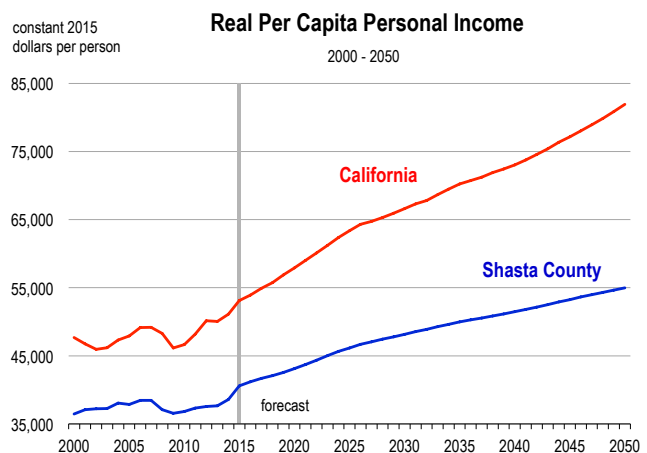
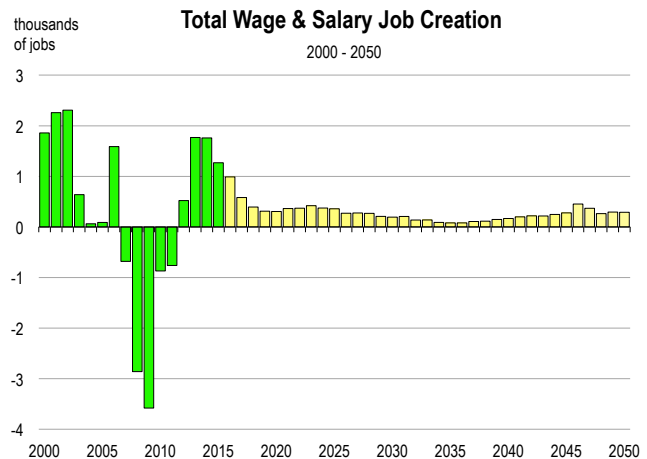
Shasta County is one of the northernmost counties in California. The largest city is Redding, which has approximately 90,200 residents. The recreation industry is the principal source of economic activity in the county, with Shasta Lake and Lassen Peak being the main visitor attractions.

Shasta County has a population of 178,800 people and a total of 64,500 wage and salary jobs. The per capita income in Shasta County is \$40,591 and the average salary per worker is \$47,886.

In 2015, a total of 1,300 wage and salary jobs were created in Shasta County, representing an increase of 2.0 percent. The unemployment rate improved substantially, falling from 9.6 percent in 2014 to 7.8 percent in 2015.

During 2015, virtually all sectors were characterized by positive job creation. The largest gains were observed in wholesale and retail trade (+360 jobs), professional and business services (+330 jobs), education and healthcare (+300 jobs), and construction (+200 jobs). The largest losses were in agriculture (-40 jobs).

The population in Shasta County grew at an annual average rate of 0.2 percent between 2010 and 2015. This growth was largely due to net migration, as the county gained an average of 220 net migrants per year. Due to an aging population, the natural increase (new births) has been relatively low, which has prevented faster rates of population growth.



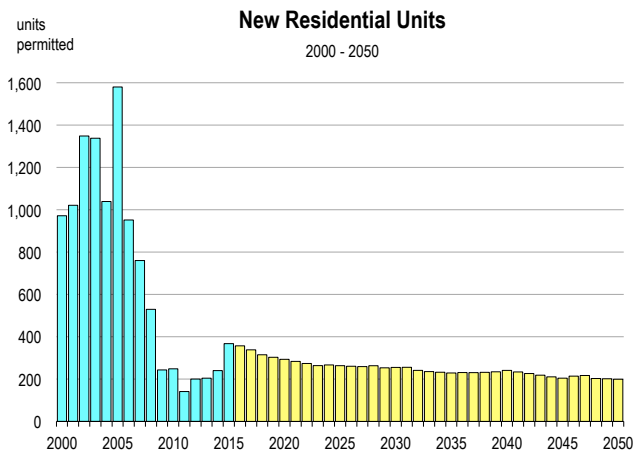
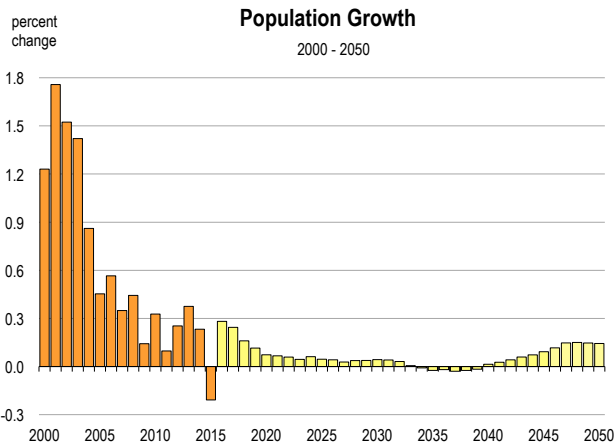
## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.5 percent in 2016. From 2016 to 2021, growth will average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Shasta County, inflation-adjusted salaries are expected to rise by an average of 0.7 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest employment gains will be observed in leisure and hospitality, education and healthcare, and professional business services. Combined, these sectors will account for 69 percent of net job creation in the county.
- Annual population growth in the 2016-2021 period will average 0.1 percent per year.
- Between 2016 and 2021, an average of 280 net migrants will enter the county each year. This will account for all expected population growth, as the county will experience a natural decrease (deaths will outnumber births).
- Real per capita income is projected to increase by 1.5 percent in 2016. Between 2016 and 2021, real per capita income is expected to rise by an average of 1.2 percent per year.
- Between 2016 and 2021, total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year.
- Industrial production will increase by 1.5 percent in 2016. Between 2016 and 2021, the growth rate will average 2.0 percent per year.

# Shasta County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

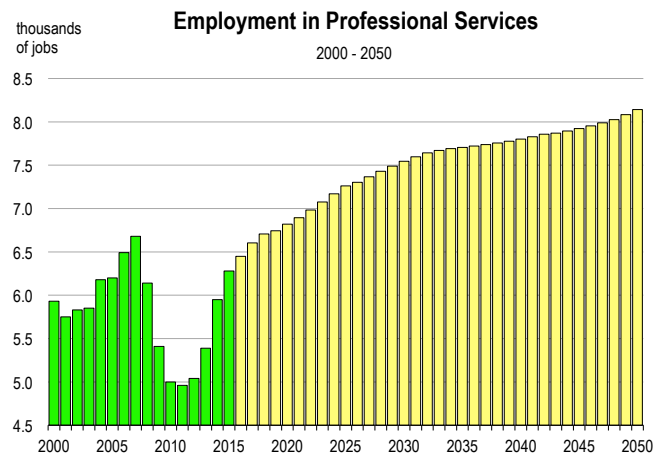
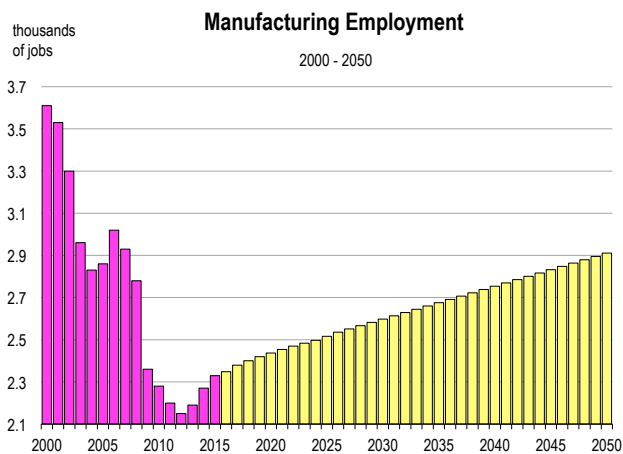
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	177,460	436	216.7	70.3	249	\$2.49	\$5.94	\$36,813	1.3	77.8	708.2	16.8
2011	177,633	96	213.2	70.5	141	\$2.54	\$6.19	\$37,334	2.7	81.8	687.0	15.9
2012	178,084	398	207.4	70.8	200	\$2.64	\$6.38	\$37,552	2.7	81.0	665.5	14.2
2013	178,751	632	213.2	71.1	204	\$2.80	\$6.51	\$37,654	2.3	83.9	689.9	11.8
2014	179,167	384	212.3	71.3	240	\$2.82	\$6.82	\$38,595	2.8	88.9	708.9	9.6
2015	178,795	-420	215.3	71.6	368	\$2.88	\$7.26	\$40,591	2.6	92.0	716.0	7.8
2016	179,299	515	214.7	71.9	357	\$3.08	\$7.57	\$41,199	2.7	90.3	726.4	6.9
2017	179,737	465	214.0	72.3	338	\$3.21	\$7.93	\$41,677	3.4	93.1	742.2	6.5
2018	180,025	330	213.1	72.6	315	\$3.35	\$8.28	\$42,093	3.4	91.5	755.3	6.7
2019	180,232	258	212.1	72.9	303	\$3.49	\$8.63	\$42,571	3.0	94.1	771.4	6.7
2020	180,365	186	211.3	73.2	294	\$3.64	\$8.99	\$43,108	3.0	92.7	785.7	6.7
2021	180,485	173	210.5	73.4	284	\$3.78	\$9.37	\$43,714	2.9	95.0	800.2	6.6
2022	180,592	173	210.3	73.7	274	\$3.93	\$9.77	\$44,340	2.9	93.7	815.7	6.5
2023	180,673	161	209.9	74.0	264	\$4.08	\$10.18	\$45,016	2.8	95.9	831.5	6.5
2024	180,784	196	209.7	74.2	267	\$4.24	\$10.58	\$45,638	2.6	94.7	844.9	6.3
2025	180,867	173	209.7	74.5	264	\$4.40	\$10.96	\$46,169	2.5	96.7	860.5	6.2
2026	180,943	173	209.7	74.7	261	\$4.56	\$11.34	\$46,687	2.5	95.6	877.5	6.0
2027	180,994	159	209.8	75.0	259	\$4.71	\$11.74	\$47,052	2.9	97.5	894.7	6.1
2028	181,062	192	210.4	75.2	263	\$4.88	\$12.13	\$47,444	2.7	96.5	914.0	6.0
2029	181,131	207	211.0	75.5	253	\$5.04	\$12.51	\$47,800	2.5	98.2	934.8	6.0
2030	181,209	225	212.1	75.7	255	\$5.21	\$12.89	\$48,153	2.4	97.3	956.0	6.0
2031	181,283	226	213.4	75.9	256	\$5.39	\$13.27	\$48,545	2.3	98.9	977.6	6.0
2032	181,340	208	214.9	76.2	241	\$5.59	\$13.67	\$48,878	2.5	98.0	999.8	6.0
2033	181,347	163	216.4	76.4	236	\$5.78	\$14.04	\$49,270	2.1	99.5	1022.4	6.0
2034	181,332	151	217.9	76.6	233	\$5.97	\$14.44	\$49,617	2.3	98.7	1045.5	6.0
2035	181,289	127	219.3	76.8	229	\$6.17	\$14.87	\$49,994	2.4	100.1	1069.1	6.0
2036	181,254	142	220.7	77.1	231	\$6.37	\$15.34	\$50,288	2.8	99.4	1093.3	6.0
2037	181,201	133	222.5	77.3	231	\$6.58	\$15.83	\$50,549	2.9	100.6	1118.0	6.0
2038	181,157	142	224.3	77.5	232	\$6.79	\$16.32	\$50,845	2.7	100.0	1143.4	6.0
2039	181,127	154	225.9	77.7	235	\$7.01	\$16.86	\$51,163	2.9	101.1	1169.3	6.0
2040	181,153	200	227.2	77.9	241	\$7.23	\$17.41	\$51,490	2.8	100.6	1195.8	6.0
2041	181,202	213	228.4	78.2	234	\$7.45	\$17.95	\$51,818	2.6	101.6	1223.0	6.0
2042	181,278	228	229.3	78.4	226	\$7.66	\$18.49	\$52,162	2.5	101.1	1250.8	5.9
2043	181,386	245	229.8	78.6	219	\$7.88	\$19.04	\$52,521	2.4	102.1	1279.2	5.9
2044	181,518	254	230.3	78.8	211	\$8.09	\$19.57	\$52,902	2.2	101.6	1308.2	5.9
2045	181,686	276	230.5	79.0	205	\$8.31	\$20.15	\$53,239	2.4	102.5	1337.8	5.9
2046	181,898	309	230.6	79.2	214	\$8.53	\$20.75	\$53,643	2.3	102.1	1368.1	5.9
2047	182,166	352	230.7	79.4	217	\$8.76	\$21.36	\$53,986	2.3	103.0	1399.2	5.9
2048	182,440	344	230.5	79.6	203	\$8.99	\$21.97	\$54,310	2.3	102.6	1431.0	5.9
2049	182,708	327	230.5	79.8	202	\$9.23	\$22.60	\$54,644	2.3	103.4	1463.5	5.8
2050	182,970	311	230.2	80.0	199	\$9.47	\$23.25	\$54,973	2.3	103.0	1496.7	5.8



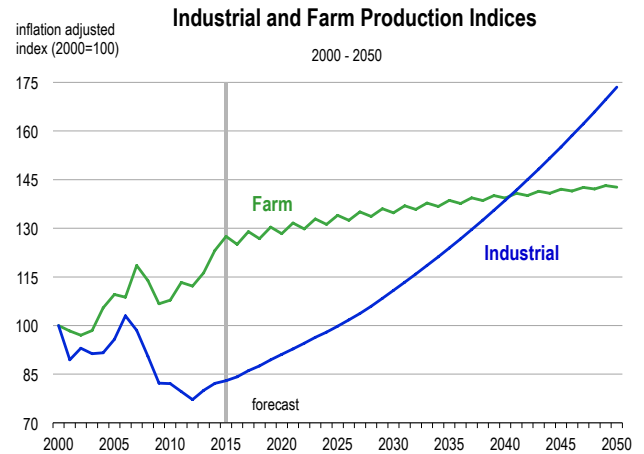
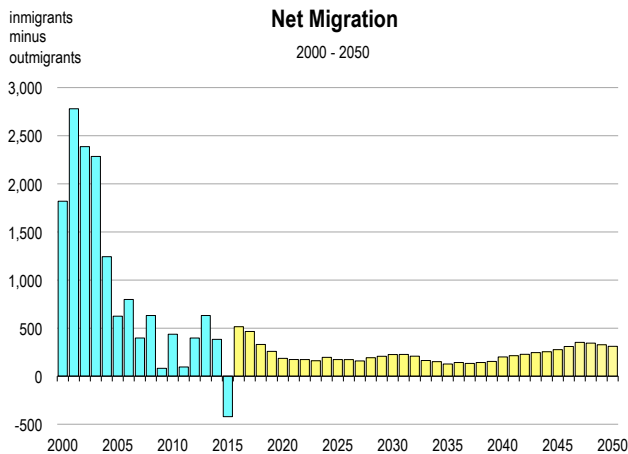
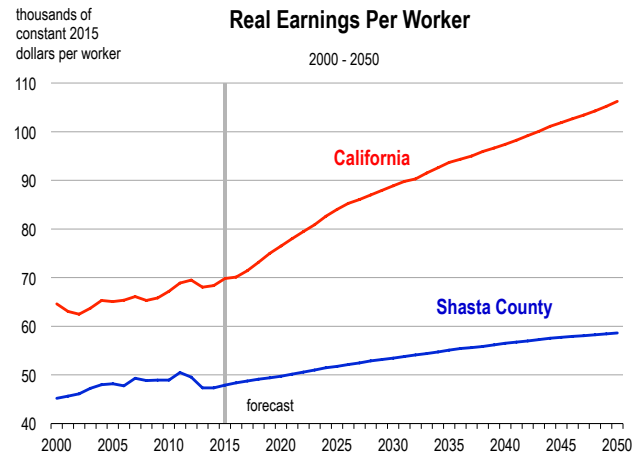
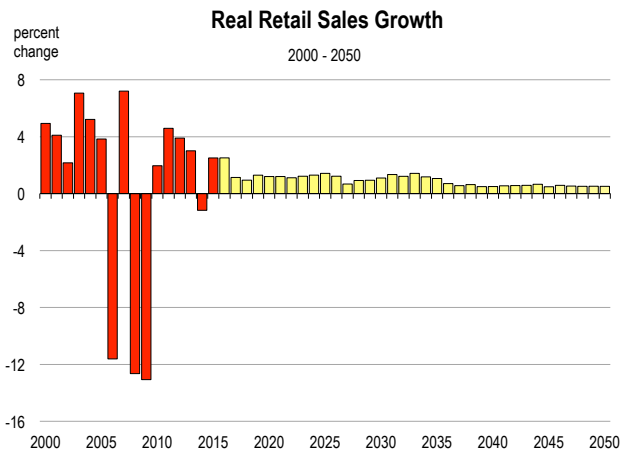
# Shasta County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Natural Resources & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	59.89	0.69	2.71	2.28	1.73	10.20	2.48	5.00	0.64	12.91	6.12	12.81
2011	59.13	0.78	2.79	2.20	1.73	10.02	2.42	4.96	0.62	12.79	5.83	12.61
2012	59.65	0.80	2.70	2.15	1.70	10.06	2.42	5.04	0.60	12.88	6.29	12.48
2013	61.42	0.85	2.78	2.19	1.73	10.24	2.49	5.39	0.65	13.77	6.41	12.45
2014	63.18	0.93	2.78	2.27	1.76	10.48	2.58	5.95	0.70	14.11	6.60	12.64
2015	64.45	0.89	2.98	2.33	1.78	10.84	2.60	6.28	0.70	14.41	6.69	12.70
2016	65.44	0.91	3.11	2.35	1.79	11.01	2.60	6.45	0.71	14.63	6.79	12.73
2017	66.02	0.92	3.19	2.38	1.81	11.11	2.60	6.60	0.71	14.67	6.87	12.79
2018	66.41	0.91	3.22	2.40	1.82	11.15	2.60	6.71	0.71	14.75	6.92	12.84
2019	66.73	0.92	3.19	2.42	1.83	11.19	2.61	6.74	0.71	14.89	6.97	12.87
2020	67.03	0.92	3.13	2.44	1.84	11.21	2.61	6.82	0.71	15.07	7.01	12.89
2021	67.40	0.93	3.08	2.45	1.85	11.23	2.62	6.89	0.71	15.27	7.06	12.91
2022	67.77	0.92	3.03	2.47	1.86	11.26	2.62	6.98	0.71	15.48	7.11	12.92
2023	68.19	0.93	3.01	2.48	1.87	11.28	2.63	7.08	0.71	15.71	7.15	12.94
2024	68.56	0.93	2.99	2.50	1.88	11.30	2.63	7.17	0.71	15.90	7.19	12.95
2025	68.92	0.93	2.98	2.52	1.89	11.33	2.64	7.26	0.71	16.06	7.22	12.97
2026	69.19	0.93	2.99	2.54	1.90	11.35	2.64	7.30	0.71	16.19	7.24	12.98
2027	69.47	0.94	3.02	2.55	1.91	11.37	2.64	7.37	0.71	16.28	7.25	12.98
2028	69.73	0.93	3.05	2.57	1.92	11.39	2.65	7.43	0.71	16.38	7.27	12.99
2029	69.94	0.94	3.08	2.58	1.93	11.42	2.65	7.49	0.71	16.40	7.29	13.00
2030	70.14	0.94	3.09	2.60	1.93	11.44	2.66	7.55	0.72	16.44	7.32	13.02
2031	70.35	0.94	3.10	2.61	1.94	11.47	2.66	7.60	0.72	16.49	7.34	13.03
2032	70.48	0.94	3.09	2.63	1.95	11.49	2.66	7.64	0.71	16.51	7.37	13.04
2033	70.62	0.94	3.08	2.64	1.96	11.52	2.67	7.67	0.71	16.55	7.39	13.04
2034	70.71	0.94	3.07	2.66	1.97	11.54	2.67	7.69	0.71	16.55	7.42	13.04
2035	70.79	0.95	3.07	2.68	1.98	11.57	2.68	7.71	0.71	16.54	7.45	13.03
2036	70.87	0.94	3.08	2.69	1.98	11.59	2.68	7.72	0.71	16.53	7.47	13.02
2037	70.98	0.95	3.10	2.71	1.99	11.61	2.68	7.74	0.71	16.53	7.50	13.02
2038	71.09	0.95	3.11	2.72	2.00	11.64	2.69	7.76	0.71	16.54	7.53	13.01
2039	71.24	0.95	3.13	2.74	2.01	11.66	2.69	7.78	0.71	16.57	7.55	13.00
2040	71.41	0.95	3.15	2.75	2.02	11.68	2.69	7.80	0.72	16.62	7.58	13.01
2041	71.61	0.95	3.16	2.77	2.02	11.70	2.70	7.83	0.72	16.68	7.61	13.02
2042	71.83	0.95	3.17	2.79	2.03	11.73	2.70	7.86	0.72	16.78	7.64	13.03
2043	72.04	0.95	3.17	2.80	2.04	11.75	2.70	7.87	0.72	16.87	7.66	13.04
2044	72.29	0.95	3.18	2.82	2.05	11.77	2.70	7.89	0.72	16.99	7.69	13.06
2045	72.57	0.96	3.19	2.83	2.05	11.80	2.71	7.92	0.72	17.11	7.72	13.09
2046	73.02	0.96	3.20	2.85	2.06	11.82	2.71	7.95	0.72	17.40	7.74	13.12
2047	73.39	0.96	3.21	2.86	2.07	11.84	2.71	7.99	0.72	17.59	7.77	13.16
2048	73.65	0.96	3.21	2.88	2.07	11.86	2.71	8.03	0.72	17.70	7.80	13.20
2049	73.95	0.96	3.22	2.90	2.08	11.89	2.71	8.08	0.72	17.81	7.82	13.24
2050	74.24	0.96	3.22	2.91	2.09	11.91	2.71	8.14	0.72	17.92	7.85	13.28







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.9%
Expected job growth:	3.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.8%

Expected population growth:	0.7%
Net migration to account for:	100%
Expected growth in number of vehicles:	-2.0%

### Demographics (2016)

Unemployment rate (April 2016):	7.0%
County rank* in California (58 counties):	34th
Working age (16-64) population:	61.3%

Population with B.A. degree or higher:	17.6%
Median home selling price (2015):	\$220,000
Median household income:	\$43,370

### Quality of Life

Violent crime rate (2014):	684 per 100,000 persons
County rank* in California (58 counties):	56th
Average commute time to work (2016):	21.0 minutes

High school drop out rate (2015):	9.7%
Households at/below poverty line (2016):	12.4%

\* The county ranked 1st corresponds to the lowest rate in California

# SIERRA COUNTY ECONOMIC FORECAST

Sierra County is located on the California-Nevada state border. It was a hub of activity during the gold rush, and experienced a large amount of in-migration in the mid 1800s. According to the 1880 Census, the county had a population of 6,623. But by 2015, it was the second smallest county in California, with only 3,166 residents. In 2015, the county also had 620 wage and salary jobs, a per capita income of \$35,804, and an average salary per worker of \$51,438.

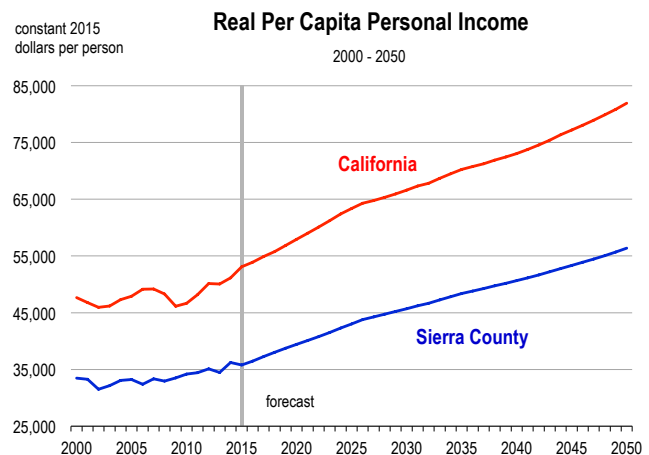
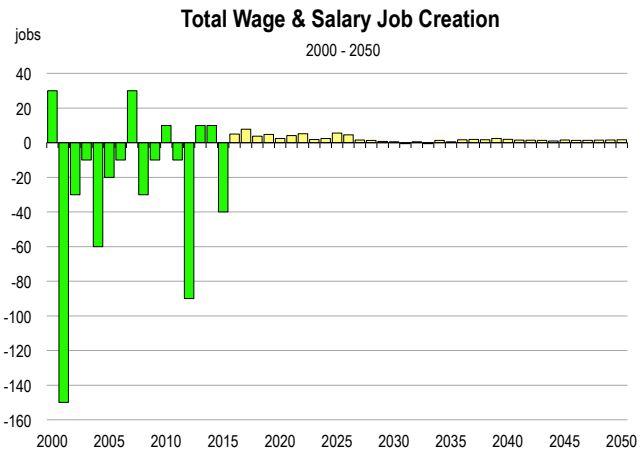
In 2015, Sierra County lost 40 wage and salary jobs, representing a decrease of 6.1 percent. At the same time, the unemployment rate improved from 10.1 percent in 2014 to 9.0 percent in 2015.

During 2015, the public sector, which represents 60 percent of total employment in the county, gained 10 jobs. The services sector lost 50 jobs, while the good-producing sector and agriculture sector were flat.

Between 2010 and 2015, the population of Sierra County declined at an annual average rate of 0.4 percent. This was entirely the result of a natural decrease (deaths outnumbering births), which reduced the population by 17 people per year.

## FORECAST HIGHLIGHTS

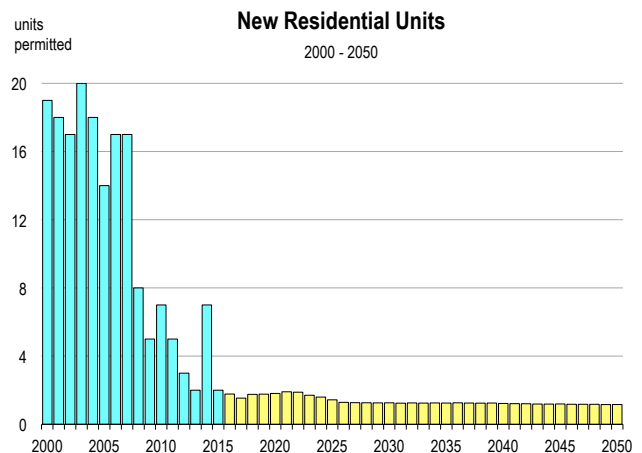
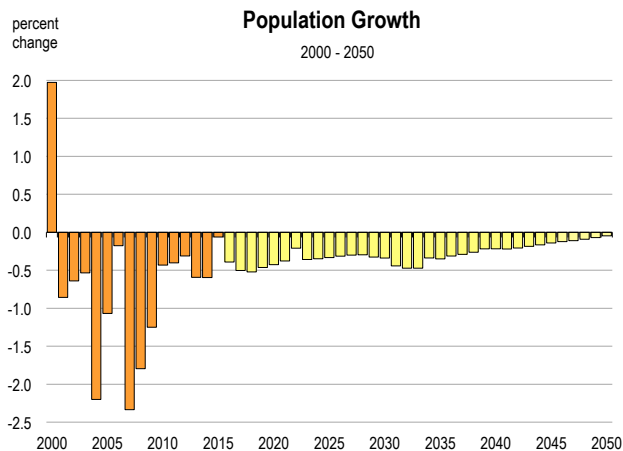
- Total wage and salary employment is expected to increase by 0.8 percent in 2016. Between 2016 and 2021, growth will average 0.7 percent per year.
- Average salaries are well below the California state average, and will remain so over the forecast period. In Sierra County, inflation-adjusted salaries are expected to increase at an average rate of 2.0 percent per year during the 2016-2021 period.
- Over the 2016-2021 period, employment growth will be relatively flat in the agriculture and services sectors. The goods producing sector and the government sector will each generate approximately 10 new jobs.
- The population is expected to decline throughout the 2016-2021 period. Over this time frame, the annual average decrease will be 0.5 percent. The natural decrease will be responsible for all of this decline.
- Net migration will be flat. Over the next five years, the county will neither lose nor gain a significant number of residents through the migratory process.
- Between 2016 and 2021, real per capita income will increase by 1.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by 2.8 percent per year from 2016 to 2021.
- Between 2016 and 2021, the growth rate of industrial production will average 5.9 percent per year.



# Sierra County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	3,229	-7	5.4	1.5	7	\$19.08	\$100.31	\$34,173	1.3	7.0	7.0	15.4
2011	3,216	4	5.3	1.5	5	\$16.30	\$103.28	\$34,418	2.7	9.1	4.2	14.9
2012	3,206	0	5.3	1.5	3	\$25.63	\$107.40	\$35,114	2.7	9.4	6.8	14.4
2013	3,187	0	5.3	1.5	2	\$17.78	\$106.30	\$34,462	2.3	10.1	7.1	12.8
2014	3,168	0	5.4	1.5	7	\$19.48	\$113.08	\$36,216	2.8	10.6	9.4	10.1
2015	3,166	0	5.5	1.5	2	\$18.49	\$113.36	\$35,804	2.6	11.3	9.6	9.0
2016	3,154	2	5.5	1.5	2	\$21.40	\$117.97	\$36,481	2.7	11.6	10.1	7.9
2017	3,138	1	5.4	1.5	2	\$23.35	\$123.88	\$37,281	3.4	11.8	11.2	7.6
2018	3,121	0	5.4	1.5	2	\$24.85	\$129.69	\$38,008	3.4	11.9	11.9	7.7
2019	3,107	1	5.3	1.5	2	\$26.11	\$135.36	\$38,745	3.0	11.9	12.5	7.7
2020	3,094	1	5.3	1.5	2	\$27.29	\$140.96	\$39,421	3.0	12.0	13.0	7.8
2021	3,082	2	5.3	1.5	2	\$28.46	\$146.84	\$40,113	2.9	12.0	13.5	7.7
2022	3,076	7	5.2	1.5	2	\$29.65	\$153.06	\$40,800	2.9	12.0	14.3	7.6
2023	3,065	1	5.2	1.5	2	\$30.86	\$159.27	\$41,518	2.8	12.0	14.2	7.6
2024	3,054	1	5.2	1.5	2	\$32.06	\$165.65	\$42,294	2.6	12.0	14.4	7.5
2025	3,044	1	5.1	1.5	1	\$33.25	\$171.91	\$43,039	2.5	12.0	15.0	7.4
2026	3,034	0	5.1	1.5	1	\$34.46	\$178.27	\$43,784	2.5	12.0	15.6	7.3
2027	3,025	0	5.1	1.5	1	\$35.76	\$184.47	\$44,250	2.9	12.1	16.1	7.3
2028	3,016	0	5.1	1.5	1	\$37.00	\$190.56	\$44,727	2.7	12.1	16.6	7.3
2029	3,006	0	5.1	1.5	1	\$38.19	\$196.44	\$45,219	2.5	12.1	17.1	7.3
2030	2,996	-1	5.1	1.5	1	\$39.37	\$202.27	\$45,713	2.4	12.1	17.7	7.3
2031	2,983	-4	5.2	1.5	1	\$40.53	\$207.92	\$46,228	2.3	12.1	17.9	7.3
2032	2,969	-5	5.2	1.5	1	\$41.78	\$213.72	\$46,671	2.5	12.1	18.3	7.3
2033	2,955	-6	5.2	1.5	1	\$42.94	\$219.47	\$47,255	2.1	12.1	18.7	7.3
2034	2,945	-3	5.2	1.5	1	\$44.22	\$225.96	\$47,813	2.3	12.1	19.6	7.3
2035	2,934	-4	5.2	1.5	1	\$45.59	\$232.79	\$48,367	2.4	12.1	20.2	7.3
2036	2,925	-4	5.2	1.5	1	\$47.14	\$240.32	\$48,818	2.8	12.1	20.9	7.3
2037	2,917	-5	5.3	1.5	1	\$48.77	\$248.29	\$49,254	2.9	12.1	21.6	7.3
2038	2,909	-5	5.4	1.5	1	\$50.37	\$256.37	\$49,748	2.7	12.1	22.3	7.3
2039	2,903	-4	5.4	1.5	1	\$52.10	\$265.08	\$50,195	2.9	12.1	23.3	7.3
2040	2,896	-4	5.5	1.5	1	\$53.84	\$273.82	\$50,647	2.8	12.1	24.1	7.3
2041	2,890	-5	5.5	1.5	1	\$55.54	\$282.52	\$51,143	2.6	12.1	24.9	7.3
2042	2,884	-6	5.5	1.5	1	\$57.24	\$291.33	\$51,660	2.5	12.1	25.8	7.3
2043	2,879	-6	5.6	1.5	1	\$58.96	\$300.29	\$52,197	2.4	12.1	26.8	7.3
2044	2,874	-6	5.6	1.5	1	\$60.64	\$309.23	\$52,785	2.2	12.1	27.8	7.3
2045	2,870	-7	5.6	1.5	1	\$62.47	\$318.83	\$53,327	2.4	12.1	28.9	7.3
2046	2,867	-7	5.7	1.5	1	\$64.30	\$328.54	\$53,887	2.3	12.1	30.0	7.3
2047	2,863	-8	5.7	1.5	1	\$66.18	\$338.62	\$54,458	2.3	12.1	31.1	7.3
2048	2,861	-8	5.7	1.5	1	\$68.14	\$349.24	\$55,061	2.3	12.1	32.4	7.3
2049	2,859	-9	5.7	1.5	1	\$70.18	\$360.43	\$55,695	2.3	12.1	33.7	7.2
2050	2,857	-9	5.7	1.5	1	\$72.30	\$372.23	\$56,361	2.3	12.1	35.0	7.2

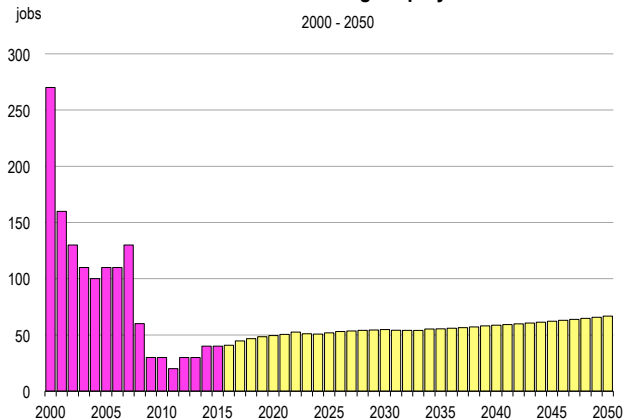


# Sierra County Employment Forecast

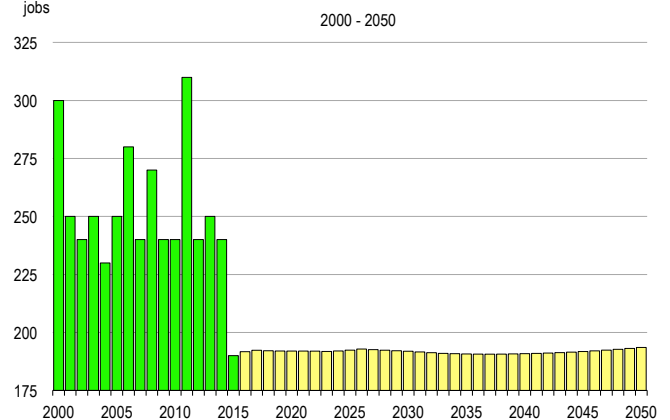
## 2010-2015 History, 2016-2050 Forecast

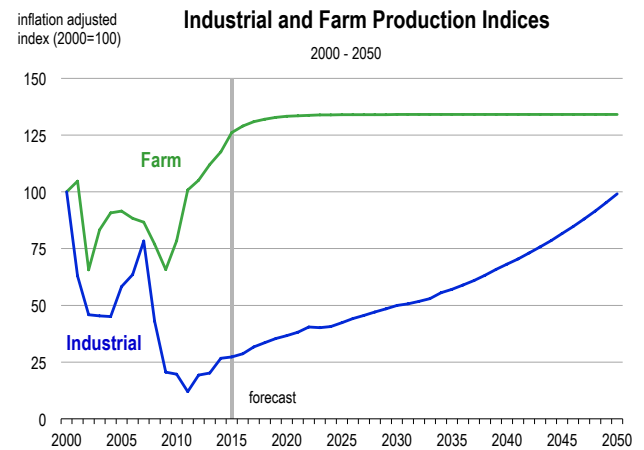
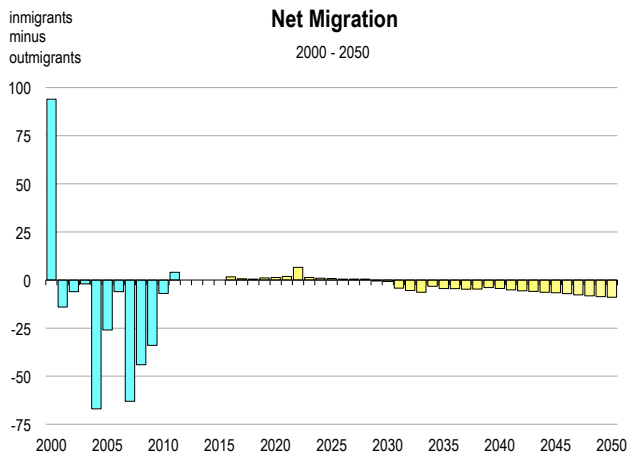
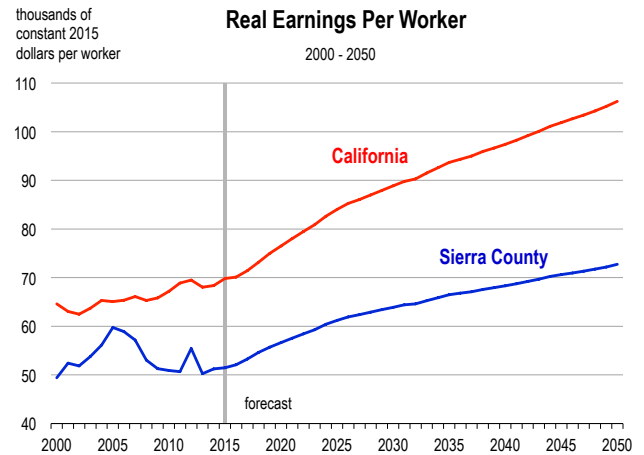
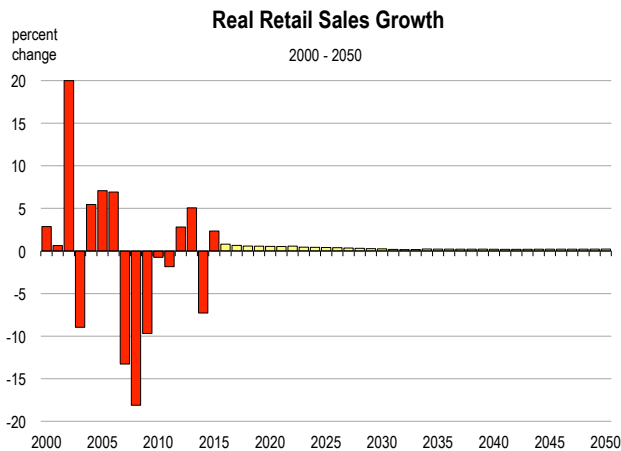
	Total Wage & Salary	Farm	Goods Producing	Services	Government
	-----employment (thousands of jobs)-----				
2010	0.740	0.020	0.030	0.240	0.450
2011	0.730	0.010	0.020	0.310	0.390
2012	0.640	0.010	0.030	0.240	0.360
2013	0.650	0.020	0.030	0.250	0.350
2014	0.660	0.020	0.040	0.240	0.360
2015	0.620	0.020	0.040	0.190	0.370
2016	0.625	0.020	0.041	0.192	0.373
2017	0.633	0.020	0.045	0.192	0.376
2018	0.637	0.020	0.047	0.192	0.378
2019	0.641	0.020	0.048	0.192	0.381
2020	0.644	0.020	0.049	0.192	0.382
2021	0.648	0.020	0.051	0.192	0.386
2022	0.653	0.020	0.053	0.192	0.389
2023	0.655	0.020	0.051	0.192	0.392
2024	0.657	0.020	0.051	0.192	0.395
2025	0.663	0.020	0.052	0.192	0.399
2026	0.668	0.020	0.053	0.193	0.402
2027	0.669	0.020	0.054	0.193	0.403
2028	0.670	0.020	0.054	0.192	0.404
2029	0.671	0.020	0.054	0.192	0.405
2030	0.672	0.020	0.055	0.192	0.405
2031	0.671	0.020	0.054	0.192	0.405
2032	0.672	0.020	0.054	0.191	0.406
2033	0.671	0.020	0.054	0.191	0.406
2034	0.672	0.020	0.055	0.191	0.406
2035	0.673	0.020	0.055	0.191	0.407
2036	0.675	0.020	0.056	0.191	0.408
2037	0.677	0.020	0.057	0.191	0.409
2038	0.678	0.020	0.057	0.191	0.411
2039	0.681	0.020	0.058	0.191	0.412
2040	0.683	0.020	0.059	0.191	0.413
2041	0.684	0.020	0.059	0.191	0.414
2042	0.686	0.020	0.060	0.191	0.415
2043	0.687	0.020	0.061	0.191	0.415
2044	0.688	0.020	0.061	0.192	0.415
2045	0.690	0.020	0.062	0.192	0.416
2046	0.691	0.020	0.063	0.192	0.416
2047	0.692	0.020	0.064	0.192	0.416
2048	0.694	0.020	0.065	0.193	0.416
2049	0.695	0.020	0.066	0.193	0.417
2050	0.697	0.020	0.067	0.194	0.417

**Goods Producing Employment**



**Employment in Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	2.9%
Expected job growth:	3.7%
Fastest growing jobs sector:	Goods Producing
Expected personal income growth:	7.5%

Expected population growth:	-2.3%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-4.4%

### Demographics (2016)

Unemployment rate (April 2016):	8.4%
County rank* in California (58 counties):	45th
Working age (16-64) population:	59.5%

Population with B.A. or higher:	18.2%
Median home selling price (2015):	\$135,500
Median household income:	\$38,840

### Quality of Life

Violent crime rate (2014):	347 per 100,000 persons
County rank* in California (58 counties):	27th
Average commute time to work (2016):	31.0 minutes

High School drop out rate (2015):	4.2%
Households at/below poverty line (2016):	10.2%

\* The county ranked 1st corresponds to the lowest rate in California

# SISKIYOU COUNTY ECONOMIC FORECAST

Siskiyou County is one of the three northernmost counties in California, sharing a border with the state of Oregon. In terms of total land size, it is the fifth largest county in the state. Mt. Shasta, located in the center of the county, is one of the state's principal recreation centers. In addition, the Siskiyou County portions of the Sacramento and McCloud Rivers are major trout fishing destinations.

Siskiyou County has a population of 44,600 people and a total of 13,700 wage and salary jobs. The government is the largest employer in the county, representing 31 percent of all wage and salary jobs. The per capita income in Siskiyou County is \$38,618 and the average salary per worker is \$45,311.

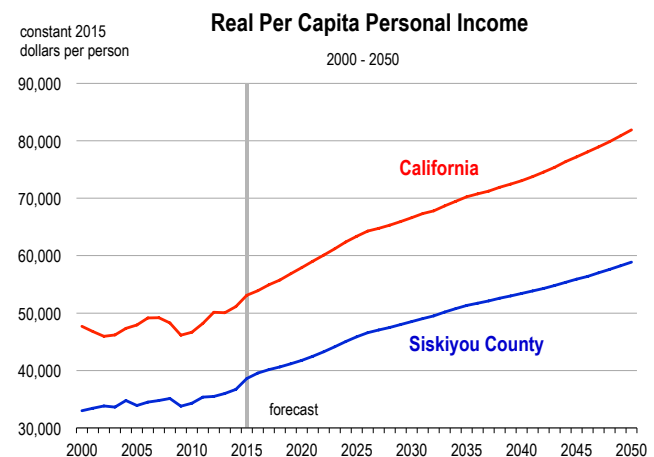
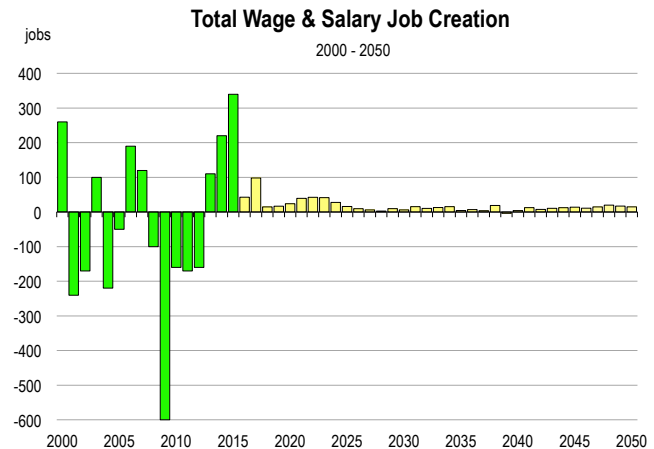
In 2015, total wage and salary employment increased by 340 jobs, a rise of 2.5 percent. Total employment has now increased for three consecutive years, but the county has yet to surpass its pre-recession peak, which was set in 2007. The unemployment rate improved from 11.1 percent in 2014 to 9.3 percent in 2015.

Most industry sectors showed positive job creation in 2014. The largest increases were observed in government (+90 jobs), leisure and hospitality (+60 jobs), and agriculture (+50 jobs). The largest losses were in financial activities (-20 jobs).

Between 2010 and 2015, the population of Siskiyou County declined at an annual average rate of 0.1 percent. On average, the county lost 7 residents each year through net migration, as well as 52 residents per year through the natural decrease (deaths outnumbering births).

## FORECAST HIGHLIGHTS

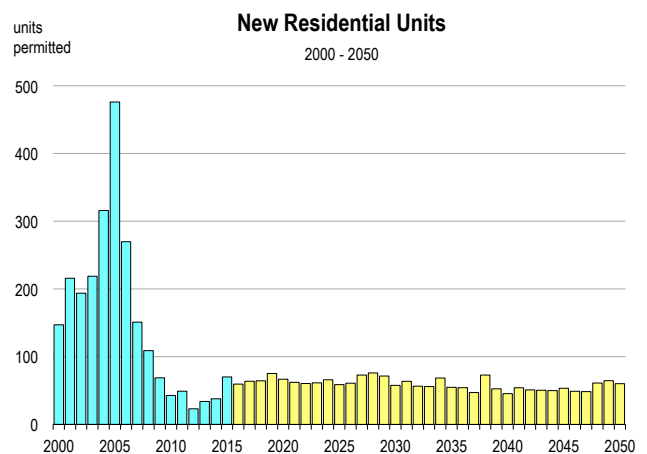
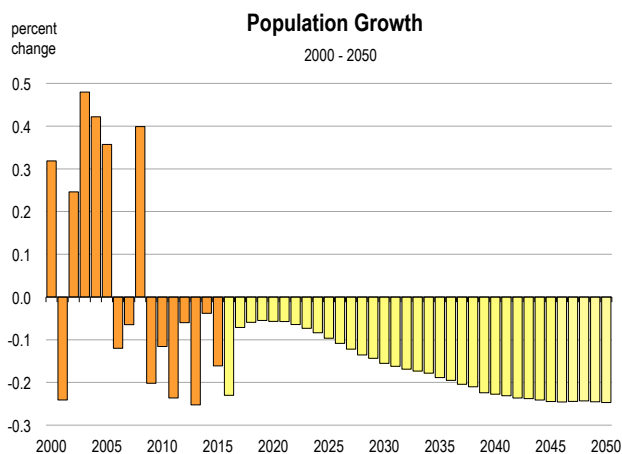
- Total wage and salary employment is expected to increase by 0.3 percent in 2016. Over the entire 2016-2021 period, growth will average 0.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Siskiyou County, inflation-adjusted salaries are expected to increase by 1.7 percent per year between 2016 and 2021.
- Between 2016 and 2021, small amounts of job growth will be observed across a wide range of industries. The most prominent gains will be in leisure and hospitality, education and healthcare, professional business services, transportation and utilities, and government. Together, these sectors will account for 78 percent of net job growth in the county.
- Over the next five years, the population will decline, falling by an average of 0.1 percent per year.
- Net migration will be positive but low. Between 2016 and 2021, an average of 60 net migrants will enter the county each year. By contrast, the county will lose approximately 80 residents per year through the natural decrease (deaths outnumbering births).
- Real per capita income is expected to increase by 2.4 percent in 2016. From 2016 to 2021, growth will average 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise at an annual average rate of 0.4 percent between 2016 and 2021.



# Siskiyou County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	44,898	52	66.1	19.5	43	\$0.43	\$1.40	\$34,279	1.3	215.3	276.7	16.8
2011	44,792	-36	64.4	19.5	49	\$0.51	\$1.48	\$35,358	2.7	299.8	290.3	17.0
2012	44,765	0	62.9	19.6	23	\$0.52	\$1.52	\$35,500	2.7	373.6	305.2	15.6
2013	44,652	0	64.1	19.6	34	\$0.54	\$1.56	\$35,998	2.3	329.4	333.1	13.2
2014	44,635	0	64.2	19.6	38	\$0.57	\$1.61	\$36,695	2.8	331.3	311.5	11.1
2015	44,563	0	64.8	19.6	70	\$0.59	\$1.72	\$38,618	2.6	339.6	354.9	9.3
2016	44,460	-25	65.1	19.6	60	\$0.61	\$1.80	\$39,549	2.7	340.0	325.0	8.8
2017	44,429	48	65.0	19.6	64	\$0.63	\$1.89	\$40,159	3.4	338.5	327.8	8.3
2018	44,402	54	64.9	19.6	64	\$0.66	\$1.97	\$40,608	3.4	338.4	337.7	8.6
2019	44,378	57	64.8	19.7	75	\$0.68	\$2.05	\$41,177	3.0	338.7	339.6	8.6
2020	44,353	59	64.6	19.7	67	\$0.70	\$2.14	\$41,747	3.0	339.1	341.9	8.6
2021	44,327	61	64.6	19.8	62	\$0.72	\$2.24	\$42,476	2.9	340.8	351.3	8.6
2022	44,299	61	64.5	19.8	60	\$0.74	\$2.34	\$43,265	2.9	341.1	360.7	8.5
2023	44,266	61	64.5	19.8	61	\$0.76	\$2.45	\$44,145	2.8	341.9	367.1	8.5
2024	44,229	60	64.4	19.9	66	\$0.79	\$2.56	\$45,057	2.6	342.6	371.0	8.4
2025	44,187	59	64.4	19.9	59	\$0.81	\$2.66	\$45,884	2.5	343.4	373.5	8.3
2026	44,139	59	64.3	20.0	61	\$0.83	\$2.76	\$46,582	2.5	344.1	380.7	8.2
2027	44,085	59	64.1	20.0	73	\$0.85	\$2.86	\$47,039	2.9	344.9	388.6	8.2
2028	44,025	59	63.9	20.0	76	\$0.88	\$2.95	\$47,501	2.7	345.7	397.1	8.2
2029	43,962	60	63.7	20.1	71	\$0.90	\$3.05	\$48,005	2.5	346.5	406.2	8.2
2030	43,894	59	63.5	20.1	58	\$0.92	\$3.14	\$48,500	2.4	347.3	415.6	8.2
2031	43,823	60	63.3	20.2	64	\$0.94	\$3.24	\$49,041	2.3	348.1	425.2	8.2
2032	43,749	60	63.2	20.2	57	\$0.96	\$3.34	\$49,517	2.5	348.9	435.2	8.2
2033	43,673	60	63.0	20.3	56	\$0.98	\$3.44	\$50,161	2.1	349.7	445.4	8.2
2034	43,595	60	62.9	20.3	69	\$1.00	\$3.55	\$50,754	2.3	350.5	455.9	8.2
2035	43,513	59	62.8	20.3	55	\$1.03	\$3.66	\$51,320	2.4	351.4	466.5	8.2
2036	43,428	59	62.6	20.4	54	\$1.05	\$3.78	\$51,728	2.8	352.3	477.6	8.2
2037	43,339	59	62.4	20.4	47	\$1.08	\$3.90	\$52,104	2.9	353.1	489.1	8.2
2038	43,248	61	62.2	20.5	73	\$1.11	\$4.03	\$52,595	2.7	354.0	500.9	8.2
2039	43,151	58	62.0	20.5	53	\$1.14	\$4.16	\$53,001	2.9	354.9	513.1	8.2
2040	43,053	59	61.9	20.5	45	\$1.17	\$4.29	\$53,431	2.8	355.8	525.6	8.2
2041	42,954	60	61.7	20.6	54	\$1.20	\$4.42	\$53,845	2.6	356.7	538.4	8.2
2042	42,852	60	61.5	20.6	51	\$1.22	\$4.55	\$54,295	2.5	357.6	551.7	8.2
2043	42,750	60	61.3	20.6	51	\$1.25	\$4.68	\$54,791	2.4	358.5	565.3	8.2
2044	42,647	60	61.1	20.7	50	\$1.28	\$4.81	\$55,362	2.2	359.5	579.4	8.2
2045	42,543	60	60.9	20.7	53	\$1.30	\$4.95	\$55,894	2.4	360.4	593.8	8.2
2046	42,438	60	60.8	20.7	49	\$1.33	\$5.09	\$56,364	2.3	361.4	608.7	8.2
2047	42,335	61	60.6	20.8	48	\$1.36	\$5.24	\$57,027	2.3	362.3	624.4	8.2
2048	42,232	61	60.3	20.8	61	\$1.39	\$5.40	\$57,621	2.3	363.3	640.2	8.1
2049	42,128	61	60.1	20.8	65	\$1.42	\$5.55	\$58,235	2.3	364.3	656.4	8.1
2050	42,024	61	59.9	20.9	60	\$1.45	\$5.72	\$58,873	2.3	365.3	673.2	8.1

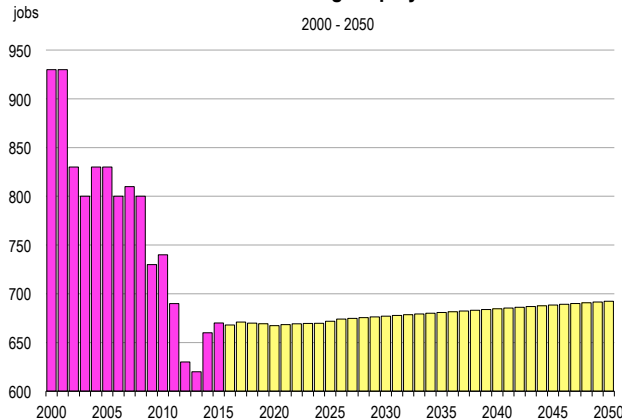


# Siskiyou County Employment Forecast

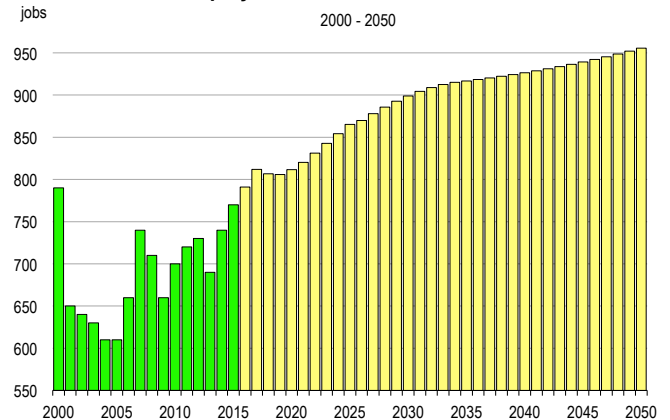
## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	13.37	0.70	0.33	0.74	0.20	1.81	0.37	0.70	0.18	2.00	1.63	4.31
2011	13.20	0.71	0.32	0.69	0.23	1.73	0.36	0.72	0.18	1.94	1.48	4.42
2012	13.04	0.76	0.31	0.63	0.24	1.77	0.35	0.73	0.15	1.82	1.52	4.29
2013	13.15	0.74	0.32	0.62	0.29	1.76	0.32	0.69	0.14	2.02	1.56	4.13
2014	13.37	0.78	0.31	0.66	0.31	1.80	0.31	0.74	0.14	1.99	1.59	4.17
2015	13.71	0.83	0.33	0.67	0.33	1.83	0.29	0.77	0.14	2.01	1.65	4.26
2016	13.75	0.85	0.33	0.67	0.34	1.83	0.29	0.79	0.14	2.05	1.69	4.22
2017	13.85	0.85	0.33	0.67	0.34	1.84	0.30	0.81	0.14	2.06	1.71	4.24
2018	13.87	0.85	0.33	0.67	0.35	1.84	0.31	0.81	0.14	2.06	1.70	4.24
2019	13.88	0.85	0.33	0.67	0.36	1.84	0.31	0.81	0.14	2.07	1.71	4.24
2020	13.91	0.86	0.33	0.67	0.36	1.84	0.31	0.81	0.14	2.07	1.71	4.24
2021	13.95	0.86	0.33	0.67	0.37	1.84	0.31	0.82	0.14	2.08	1.72	4.24
2022	13.99	0.86	0.33	0.67	0.37	1.84	0.31	0.83	0.14	2.09	1.74	4.24
2023	14.03	0.87	0.33	0.67	0.38	1.84	0.31	0.84	0.14	2.10	1.75	4.24
2024	14.06	0.87	0.33	0.67	0.38	1.84	0.31	0.85	0.14	2.11	1.75	4.24
2025	14.07	0.87	0.33	0.67	0.38	1.84	0.31	0.87	0.14	2.12	1.74	4.24
2026	14.08	0.87	0.33	0.67	0.39	1.84	0.31	0.87	0.14	2.13	1.73	4.24
2027	14.09	0.87	0.33	0.67	0.38	1.83	0.31	0.88	0.14	2.14	1.72	4.24
2028	14.09	0.87	0.33	0.68	0.38	1.83	0.31	0.89	0.14	2.14	1.71	4.24
2029	14.10	0.88	0.33	0.68	0.38	1.83	0.31	0.89	0.14	2.15	1.70	4.24
2030	14.11	0.88	0.33	0.68	0.38	1.83	0.31	0.90	0.14	2.16	1.70	4.24
2031	14.12	0.88	0.33	0.68	0.38	1.82	0.31	0.90	0.14	2.17	1.70	4.24
2032	14.13	0.88	0.33	0.68	0.37	1.82	0.31	0.91	0.14	2.18	1.70	4.24
2033	14.14	0.88	0.33	0.68	0.37	1.82	0.31	0.91	0.14	2.19	1.69	4.25
2034	14.16	0.88	0.33	0.68	0.37	1.82	0.31	0.92	0.14	2.20	1.69	4.25
2035	14.16	0.88	0.33	0.68	0.37	1.81	0.31	0.92	0.14	2.21	1.69	4.26
2036	14.17	0.88	0.33	0.68	0.37	1.81	0.31	0.92	0.14	2.22	1.69	4.26
2037	14.18	0.89	0.32	0.68	0.36	1.81	0.31	0.92	0.14	2.22	1.68	4.26
2038	14.19	0.89	0.33	0.68	0.36	1.81	0.31	0.92	0.14	2.23	1.68	4.26
2039	14.19	0.89	0.33	0.68	0.36	1.80	0.31	0.92	0.14	2.24	1.68	4.26
2040	14.19	0.89	0.32	0.68	0.36	1.80	0.31	0.93	0.14	2.25	1.68	4.26
2041	14.21	0.89	0.33	0.69	0.36	1.80	0.31	0.93	0.14	2.26	1.68	4.26
2042	14.21	0.89	0.33	0.69	0.36	1.80	0.31	0.93	0.14	2.27	1.68	4.26
2043	14.22	0.89	0.33	0.69	0.36	1.79	0.31	0.93	0.14	2.27	1.68	4.26
2044	14.24	0.89	0.33	0.69	0.36	1.79	0.31	0.94	0.14	2.28	1.68	4.26
2045	14.25	0.89	0.33	0.69	0.36	1.79	0.31	0.94	0.14	2.29	1.68	4.27
2046	14.26	0.89	0.32	0.69	0.36	1.79	0.31	0.94	0.14	2.30	1.68	4.27
2047	14.28	0.89	0.32	0.69	0.36	1.79	0.31	0.95	0.14	2.31	1.68	4.27
2048	14.30	0.89	0.33	0.69	0.36	1.78	0.31	0.95	0.15	2.32	1.68	4.28
2049	14.31	0.89	0.33	0.69	0.36	1.78	0.31	0.95	0.15	2.33	1.68	4.28
2050	14.33	0.90	0.33	0.69	0.36	1.78	0.31	0.96	0.15	2.34	1.68	4.29

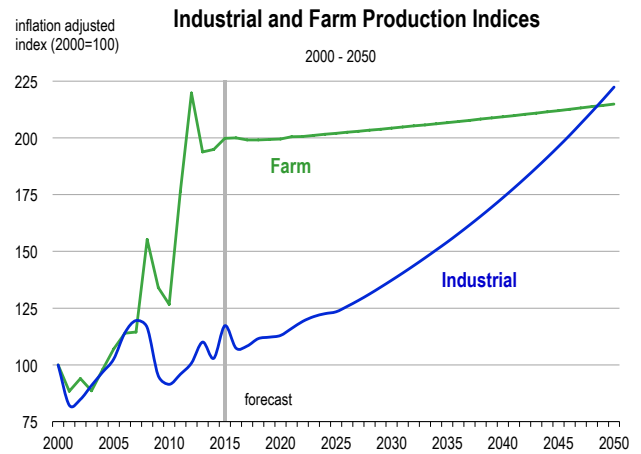
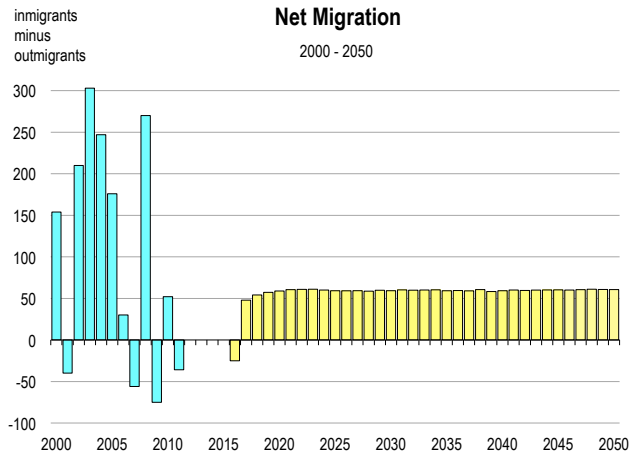
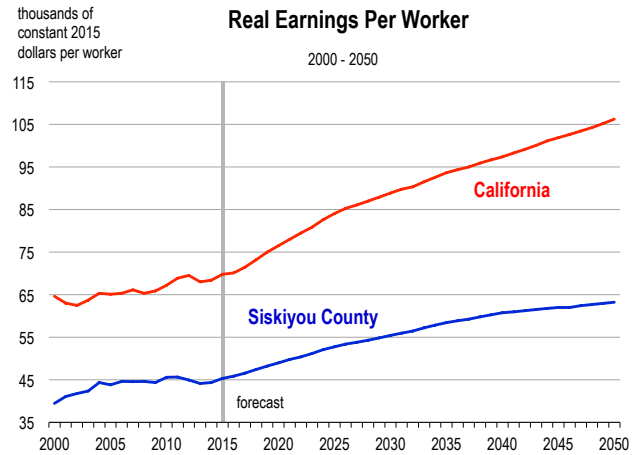
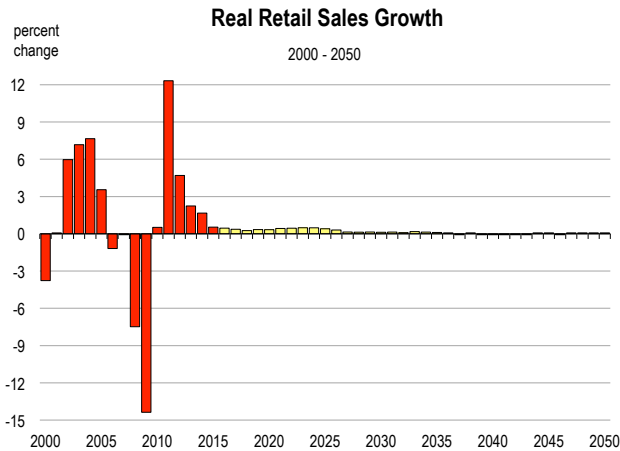
**Manufacturing Employment**



**Employment in Professional Services**







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	1.7%
Expected job growth:	1.4%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	7.1%

Expected population growth:	-0.3%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-0.8%

### Demographics (2016)

Unemployment rate (April 2016):	8.5%
County rank* in California (58 counties):	46th
Working age (16-64) population:	59.3%

Population with B.A. degree or higher:	23.8%
Median home selling price (2015):	\$145,000
Median household income:	\$39,650

### Quality of Life

Violent crime rate (2014):	291 per 100,000 persons
County rank* in California (58 counties):	17th
Average commute time to work (2016):	20.0 minutes

High School drop out rate (2015):	2.6%
Households at/below poverty line (2016):	16.6%

\* The county ranked 1st corresponds to the lowest rate in California

# SOLANO COUNTY ECONOMIC FORECAST

Solano County is located on the Northeast edge of the San Francisco Bay, approximately halfway between San Francisco and Sacramento. Solano County has a population of 429,400 people and a total of 134,100 wage and salary jobs. The per capita income in Solano County is \$44,649 and the average salary per worker is \$68,556.

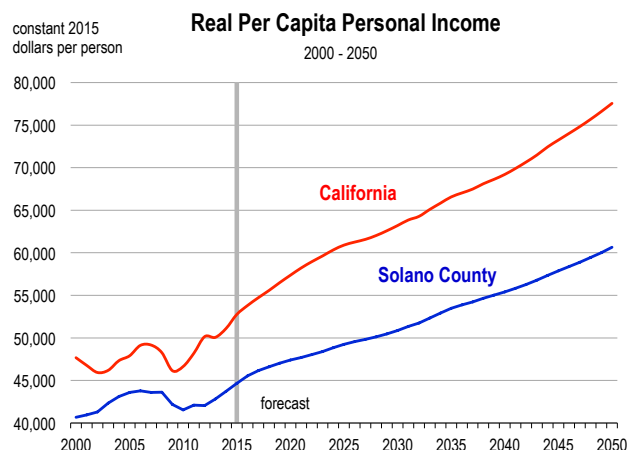
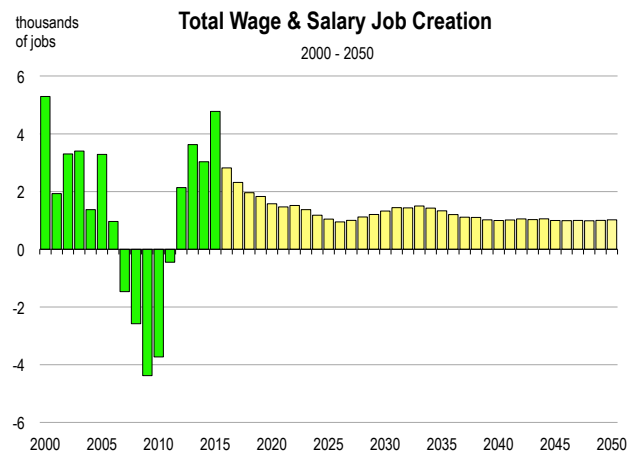
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Solano County, a total of 4,800 wage and salary jobs were created, representing an increase of 3.7 percent. The unemployment rate improved significantly, falling from 7.4 percent in 2014 to 6.0 percent in 2015.

Most major sectors gained jobs in 2015. The largest increases were observed in education and healthcare (+1,200 jobs), retail and wholesale trade (+1,100 jobs), manufacturing (+850 jobs), and construction (+590 jobs). No sectors had substantial losses, but the information and government industries were virtually flat.

From 2010 to 2015, the Solano County population increased at an annual average rate of 0.8 percent. This growth was partially the result of in-migration, as an average of 540 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

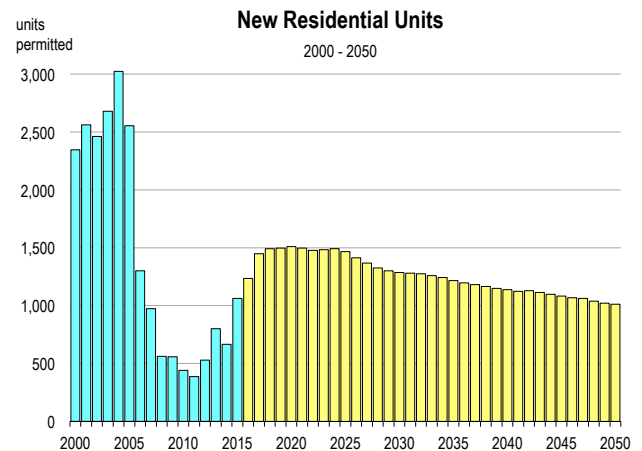
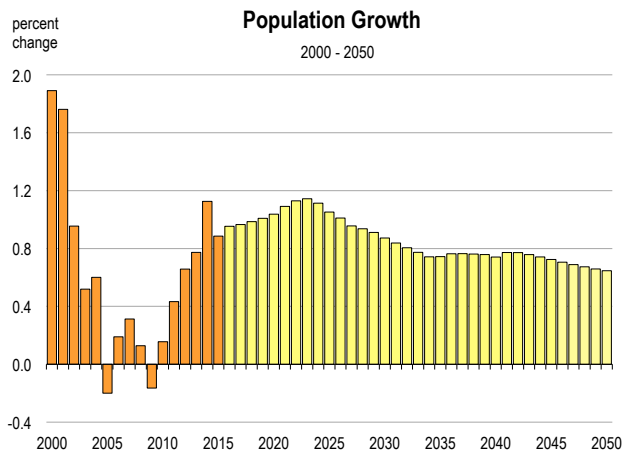
- In 2016, total employment will increase by 2.1 percent. Between 2016 and 2021, the annual growth rate is expected to average 1.3 percent.
- Average salaries in Solano County are virtually identical to the California state average. Between 2016 and 2021, inflation-adjusted salaries are projected to increase by 1.1 percent per year in Solano County, compared to 1.2 percent per year across the state.
- Between 2016 and 2021, the largest employment increases will occur in education and healthcare, construction, professional services, wholesale and retail trade, and government. Together, these sectors will account for 83 percent of net job creation in the county.
- The population is expected to grow by 1.0 percent in 2016. Annual growth in the 2016 to 2021 period is forecast to average 1.0 percent.
- Net migration will be strong over the forecast period. From 2016 to 2021, an average of 2,100 net migrants will enter the county each year, accounting for almost half of all population growth.
- Real per capita income is forecast to rise by 2.0 percent in 2016. Between 2016 and 2021, real per capita income will grow at an average rate of 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.8 percent per year during the 2016-2021 period.
- Industrial production is expected to increase by 4.5 percent in 2016. Between 2016 and 2021, the growth rate will average 2.3 percent per year.



# Solano County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

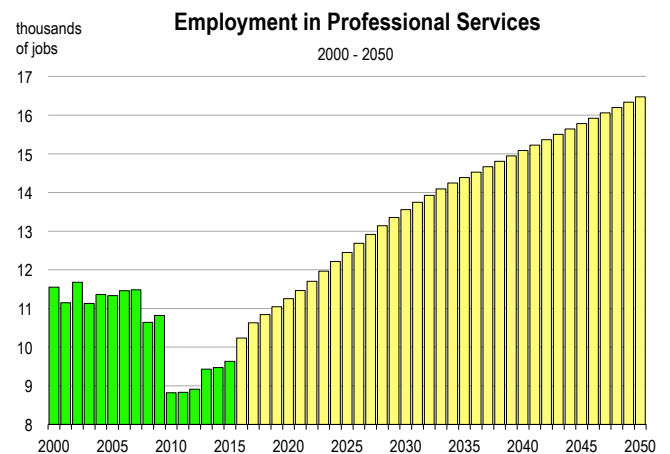
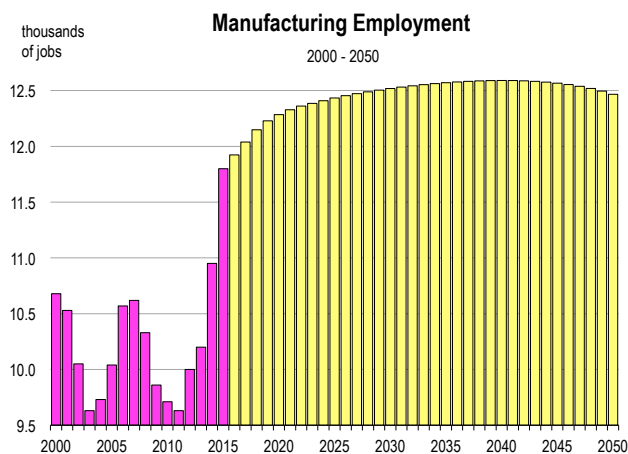
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	413,129	-1,769	371	141.8	441	\$5.2	\$15.1	\$41,530	1.3	295.0	2.9	12.5
2011	414,919	-547	365	142.4	388	\$5.8	\$15.8	\$42,109	2.7	323.0	2.8	12.1
2012	417,647	537	368	142.9	529	\$6.0	\$16.3	\$42,037	2.7	369.8	2.9	10.6
2013	420,878	1,015	381	143.4	800	\$6.4	\$17.1	\$42,821	2.3	367.4	3.0	9.0
2014	425,618	2,483	389	144.1	666	\$6.8	\$18.1	\$43,725	2.8	388.5	3.2	7.4
2015	429,384	1,515	402	144.7	1,063	\$7.0	\$19.2	\$44,649	2.6	393.8	3.5	6.0
2016	433,478	1,839	403	145.6	1,235	\$7.3	\$20.2	\$45,549	2.5	393.9	3.6	5.2
2017	437,664	1,912	407	146.7	1,448	\$7.7	\$21.5	\$46,151	3.6	398.4	3.7	4.8
2018	441,978	2,018	410	148.1	1,491	\$8.2	\$22.6	\$46,591	3.5	399.9	3.8	4.7
2019	446,435	2,134	414	149.4	1,497	\$8.5	\$23.6	\$47,042	2.3	400.9	3.9	4.7
2020	451,066	2,284	417	150.8	1,510	\$8.9	\$24.6	\$47,391	2.3	403.1	4.0	4.6
2021	455,987	2,577	420	152.2	1,497	\$9.2	\$25.6	\$47,687	2.3	402.5	4.1	4.7
2022	461,136	2,807	422	153.6	1,477	\$9.5	\$26.7	\$48,049	2.3	403.7	4.2	4.6
2023	466,410	2,926	425	154.9	1,483	\$9.9	\$27.8	\$48,403	2.3	403.9	4.2	4.6
2024	471,603	2,851	427	156.3	1,492	\$10.3	\$29.1	\$48,834	2.6	404.6	4.3	4.6
2025	476,564	2,636	428	157.7	1,466	\$10.6	\$30.5	\$49,252	2.8	405.1	4.4	4.6
2026	481,380	2,504	430	159.0	1,413	\$11.0	\$31.9	\$49,557	2.9	405.7	4.5	4.6
2027	485,982	2,304	432	160.3	1,368	\$11.4	\$33.3	\$49,819	2.9	406.3	4.5	4.6
2028	490,533	2,282	434	161.6	1,325	\$11.9	\$34.7	\$50,123	2.7	407.0	4.6	4.6
2029	495,002	2,210	437	162.8	1,301	\$12.3	\$36.2	\$50,476	2.5	407.6	4.7	4.6
2030	499,322	2,078	439	164.0	1,286	\$12.9	\$37.7	\$50,881	2.4	408.3	4.8	4.6
2031	503,506	1,945	441	165.2	1,280	\$13.5	\$39.2	\$51,346	2.3	408.9	4.9	4.6
2032	507,561	1,817	444	166.3	1,275	\$14.1	\$40.8	\$51,744	2.5	409.6	5.1	4.6
2033	511,487	1,678	446	167.5	1,259	\$14.8	\$42.5	\$52,338	2.1	410.3	5.2	4.6
2034	515,285	1,554	449	168.7	1,243	\$15.5	\$44.3	\$52,919	2.3	411.0	5.3	4.6
2035	519,118	1,609	451	169.8	1,216	\$16.2	\$46.2	\$53,479	2.4	411.7	5.4	4.6
2036	523,083	1,742	453	170.9	1,197	\$16.9	\$48.2	\$53,874	2.8	412.4	5.5	4.6
2037	527,082	1,802	455	172.0	1,182	\$17.6	\$50.3	\$54,227	2.9	413.2	5.6	4.6
2038	531,097	1,840	457	173.1	1,166	\$18.3	\$52.4	\$54,652	2.7	413.9	5.8	4.6
2039	535,123	1,881	459	174.2	1,149	\$19.0	\$54.7	\$55,017	2.9	414.7	5.9	4.6
2040	539,089	1,830	461	175.3	1,138	\$19.6	\$57.0	\$55,403	2.8	415.4	6.0	4.6
2041	543,252	2,041	463	176.3	1,124	\$20.3	\$59.4	\$55,831	2.6	416.2	6.1	4.6
2042	547,445	2,070	464	177.3	1,129	\$21.0	\$61.9	\$56,285	2.5	416.9	6.3	4.6
2043	551,594	2,034	466	178.4	1,114	\$21.6	\$64.4	\$56,778	2.4	417.7	6.4	4.6
2044	555,686	1,968	468	179.4	1,098	\$22.3	\$67.0	\$57,353	2.2	418.6	6.5	4.5
2045	559,711	1,896	469	180.4	1,083	\$23.0	\$69.7	\$57,865	2.4	419.4	6.7	4.5
2046	563,660	1,814	471	181.4	1,068	\$23.7	\$72.4	\$58,373	2.3	420.2	6.8	4.5
2047	567,542	1,747	472	182.4	1,063	\$24.5	\$75.5	\$58,897	2.6	421.1	7.0	4.5
2048	571,365	1,675	474	183.4	1,039	\$25.3	\$78.7	\$59,443	2.6	421.9	7.1	4.5
2049	575,129	1,610	476	184.3	1,021	\$26.1	\$82.1	\$60,023	2.7	422.8	7.2	4.5
2050	578,847	1,550	477	185.3	1,012	\$27.0	\$85.9	\$60,637	2.9	423.7	7.4	4.5

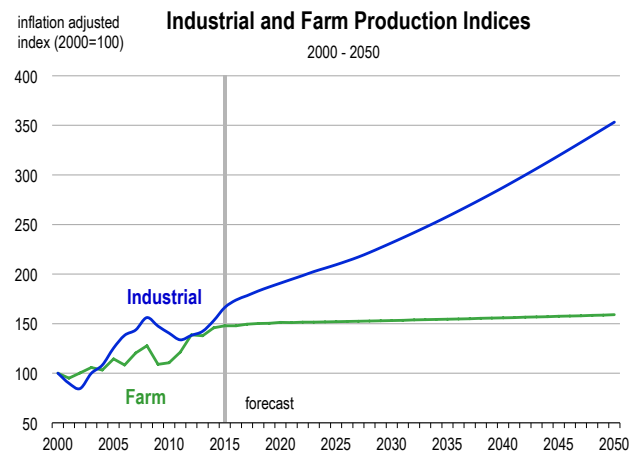
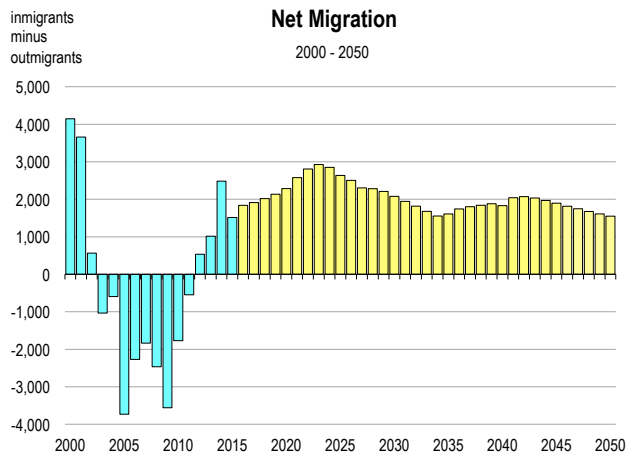
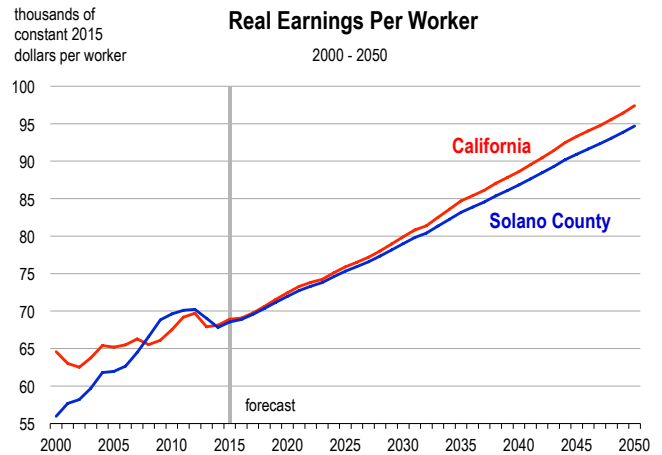
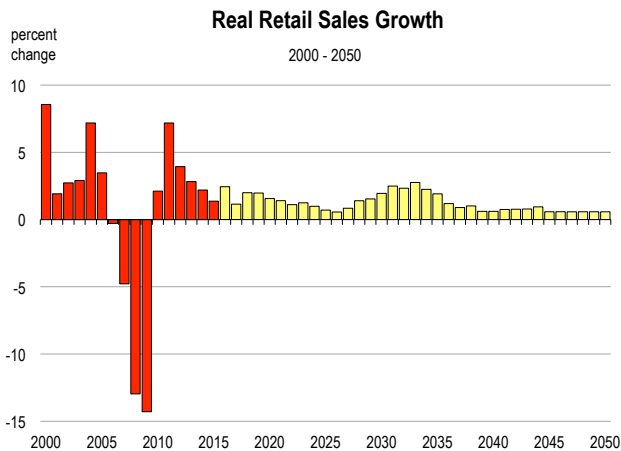


# Solano County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	121.0	1.39	7.2	9.7	4.2	20.6	5.2	8.8	1.3	21.0	13.0	24.9
2011	120.6	1.41	7.8	9.6	3.7	20.5	5.1	8.8	1.1	21.1	13.2	24.3
2012	122.7	1.49	8.1	10.0	3.6	21.2	5.0	8.9	1.1	21.7	13.4	24.1
2013	126.3	1.67	8.6	10.2	3.5	21.4	5.1	9.4	1.1	23.4	13.7	24.0
2014	129.4	1.79	8.3	11.0	4.0	21.8	4.8	9.5	1.1	24.0	14.3	24.4
2015	134.1	1.80	8.9	11.8	4.3	23.0	4.9	9.6	1.1	25.2	14.7	24.5
2016	136.9	1.80	9.1	11.9	4.5	23.4	5.0	10.2	1.1	25.8	15.1	24.7
2017	139.3	1.82	9.4	12.0	4.7	23.7	5.0	10.6	1.1	26.2	15.3	25.0
2018	141.2	1.82	9.6	12.1	4.7	24.0	5.0	10.8	1.1	26.8	15.5	25.3
2019	143.1	1.83	9.9	12.2	4.8	24.2	5.1	11.0	1.1	27.3	15.6	25.6
2020	144.6	1.83	10.0	12.3	4.8	24.4	5.1	11.3	1.1	27.9	15.7	25.9
2021	146.1	1.83	10.1	12.3	4.9	24.6	5.1	11.5	1.1	28.5	15.7	26.2
2022	147.6	1.84	10.3	12.4	4.9	24.7	5.1	11.7	1.1	29.1	15.8	26.4
2023	149.0	1.84	10.3	12.4	4.9	24.9	5.1	12.0	1.1	29.7	15.8	26.7
2024	150.2	1.84	10.3	12.4	4.9	25.0	5.1	12.2	1.1	30.2	15.8	26.8
2025	151.2	1.84	10.3	12.4	4.9	25.1	5.1	12.4	1.1	30.7	15.9	27.0
2026	152.2	1.84	10.2	12.5	5.0	25.2	5.1	12.7	1.1	31.1	15.9	27.2
2027	153.2	1.84	10.2	12.5	5.0	25.3	5.1	12.9	1.1	31.6	16.0	27.4
2028	154.3	1.85	10.1	12.5	5.0	25.4	5.1	13.1	1.1	32.1	16.1	27.6
2029	155.5	1.85	10.1	12.5	5.0	25.5	5.1	13.4	1.1	32.5	16.2	27.9
2030	156.8	1.85	10.1	12.5	5.0	25.6	5.1	13.6	1.1	33.0	16.3	28.3
2031	158.3	1.85	10.1	12.5	5.0	25.8	5.1	13.7	1.1	33.5	16.4	28.8
2032	159.7	1.85	10.1	12.5	5.0	25.9	5.1	13.9	1.1	34.0	16.6	29.3
2033	161.2	1.86	10.0	12.6	5.0	26.0	5.1	14.1	1.1	34.5	16.7	29.8
2034	162.6	1.86	10.0	12.6	5.0	26.1	5.1	14.2	1.1	35.0	16.8	30.4
2035	163.9	1.86	10.0	12.6	5.0	26.2	5.1	14.4	1.1	35.5	16.9	30.9
2036	165.1	1.86	10.0	12.6	5.0	26.3	5.1	14.5	1.1	36.0	17.1	31.3
2037	166.3	1.87	9.9	12.6	5.0	26.4	5.1	14.7	1.1	36.4	17.2	31.5
2038	167.4	1.87	9.9	12.6	5.0	26.5	5.1	14.8	1.1	36.9	17.3	31.8
2039	168.4	1.87	9.9	12.6	5.0	26.5	5.1	14.9	1.1	37.4	17.4	32.0
2040	169.4	1.87	9.9	12.6	5.0	26.6	5.1	15.1	1.1	37.9	17.6	32.2
2041	170.4	1.88	9.9	12.6	5.0	26.6	5.1	15.2	1.1	38.4	17.7	32.4
2042	171.4	1.88	9.9	12.6	5.0	26.7	5.1	15.4	1.1	38.9	17.8	32.6
2043	172.5	1.88	9.9	12.6	5.1	26.7	5.1	15.5	1.1	39.4	18.0	32.8
2044	173.5	1.88	9.8	12.6	5.1	26.8	5.1	15.6	1.1	39.9	18.1	33.0
2045	174.5	1.89	9.8	12.6	5.1	26.8	5.1	15.8	1.1	40.4	18.3	33.2
2046	175.5	1.89	9.8	12.6	5.1	26.9	5.1	15.9	1.1	40.9	18.4	33.4
2047	176.5	1.89	9.8	12.5	5.1	26.9	5.1	16.1	1.1	41.4	18.6	33.6
2048	177.5	1.89	9.7	12.5	5.1	27.0	5.1	16.2	1.1	41.9	18.7	33.8
2049	178.5	1.90	9.7	12.5	5.1	27.0	5.1	16.3	1.1	42.5	18.9	34.0
2050	179.5	1.90	9.7	12.5	5.1	27.1	5.1	16.5	1.1	43.0	19.0	34.2





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	8.3%
Expected job growth:	6.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	10.1%

Expected population growth:	5.2%
Net migration to account for:	48.5%
Expected growth in number of vehicles:	4.0%

### Demographics (2016)

Unemployment rate (April 2016):	5.3%
County rank* in California (58 counties):	23rd
Working age (16-64) population:	65.6%

Population with B.A. or higher:	24.5%
Median home selling price (2015):	\$330,000
Median household income:	\$68,511

### Quality of Life

Violent crime rate (2014):	478 per 100,000 persons
County rank* in California (58 counties):	44th
Average commute time to work (2016):	33.0 minutes

High School drop out rate (2015):	9.3%
Households at/below poverty line (2016):	10.0%

\* The county ranked 1st corresponds to the lowest rate in California

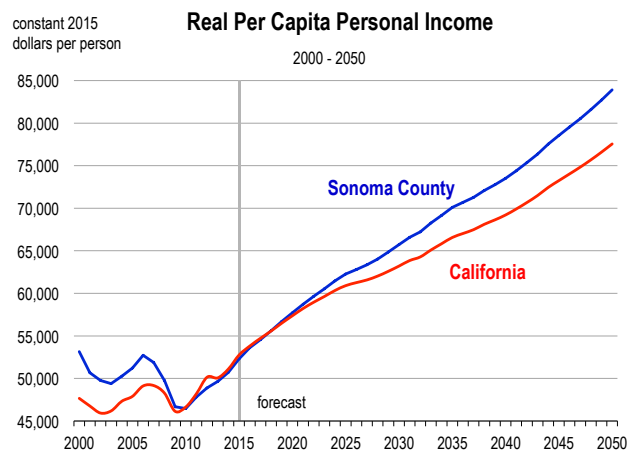
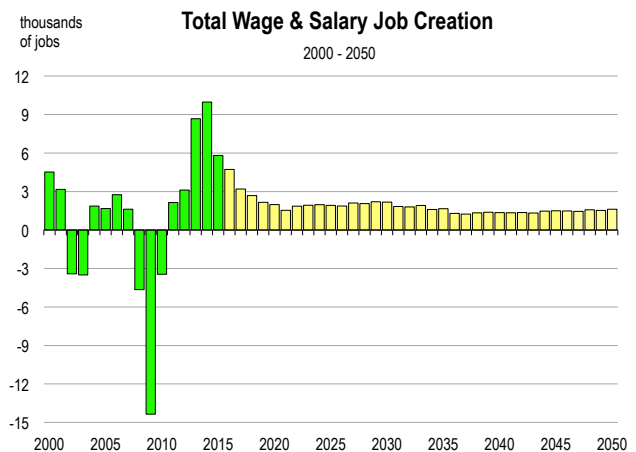
# SONOMA COUNTY ECONOMIC FORECAST

Sonoma County is the northernmost county in the San Francisco Bay Area. It has a prominent agricultural sector and is a large producer of wine grapes. The county thrived in the late 1990s when technology was booming, but conditions turned negative during the “dotcom” bust in 2000. The county had just recovered all of the jobs lost during 2001 and 2002 when the 2008-09 recession began. In 2015, the region set a new employment record and is now home to 202,900 jobs. The county has a population of 500,500 people. The per capita income is \$52,300 and the average salary per worker is \$55,999.

In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Sonoma County 5,800 jobs were created, representing a growth rate of 2.9 percent. The unemployment rate improved dramatically, falling from 5.6 percent in 2014 to 4.5 percent in 2015.

During 2015, the largest employment gains occurred in manufacturing (+1,100 jobs), construction (+1,000 jobs), leisure and hospitality (+800 jobs), and professional and business services (+640 jobs). The largest losses were observed in agriculture (-110 jobs).

Between 2010 and 2015, the population of Sonoma County increased at an average rate of 0.7 percent per year. Net migration accounted for approximately two thirds of this growth, as the county gained an average of 2,000 net migrants each year.



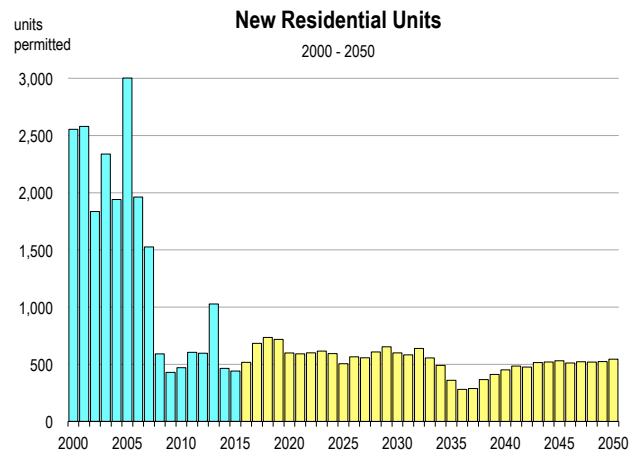
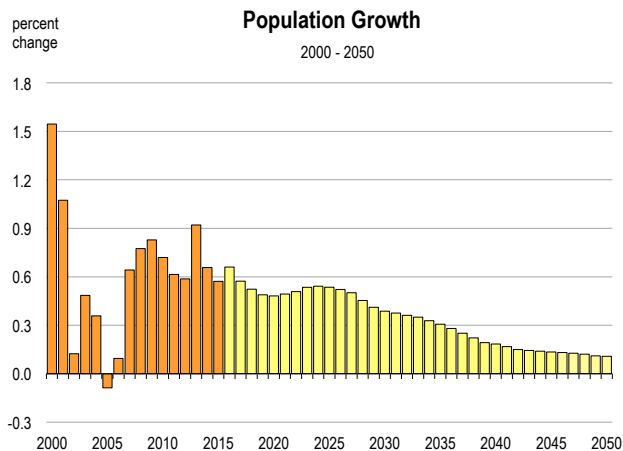
## FORECAST HIGHLIGHTS

- Employment will expand by 2.3 percent in 2016. Between 2016 and 2021, the annual growth rate is expected to average 1.1 percent per year.
- Average salaries are currently below the California average, and are expected to remain so over the life of the forecast. In Sonoma County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year between 2016 and 2021.
- The largest employment gains will be observed in leisure and hospitality, professional and business services, and education and healthcare. Combined, these sectors will account for 75 percent of net job creation in the county between 2016 and 2021.
- The population will increase by 0.7 percent in 2016. Throughout the 2016 to 2021 period, growth will average 0.5 percent per year.
- From 2016 to 2021, net migration is expected to average 1,500 individuals per year.
- Real per capita income will increase by 2.5 percent in 2016. Between 2016 and 2021, real per capita income is expected to rise at a rate of 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.9 percent per year during the 2016-2021 period.
- Industrial production will increase by 2.8 percent in 2016. Between 2016 and 2021, the growth rate of industrial production will average 1.7 percent per year.
- Farm production is expected to increase at an average rate of 0.3 percent per year between 2016 and 2021. The principal crop in the county is the wine grape.

# Sonoma County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

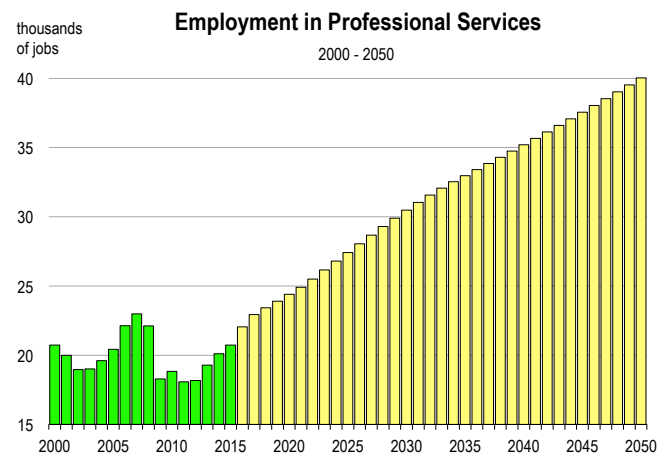
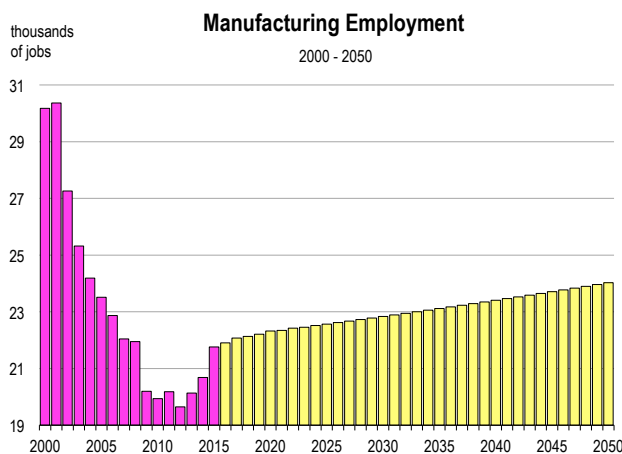
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	484,053	1,440	486	185.8	470	\$6.5	\$19.8	\$46,468	1.3	672.3	4.9	10.7
2011	487,029	1,512	484	186.1	604	\$7.0	\$21.0	\$47,818	2.7	643.5	4.7	10.1
2012	489,886	1,636	484	186.6	597	\$7.4	\$22.2	\$48,883	2.7	886.2	4.8	8.8
2013	494,398	3,340	501	187.2	1,027	\$8.0	\$23.3	\$49,663	2.3	895.1	5.1	7.0
2014	497,645	2,216	511	188.0	465	\$8.4	\$24.6	\$50,730	2.8	922.4	5.3	5.6
2015	500,487	1,647	522	188.5	441	\$8.7	\$26.2	\$52,300	2.6	935.0	5.6	4.5
2016	503,792	2,167	530	189.8	517	\$9.2	\$27.7	\$53,598	2.5	936.4	5.7	3.8
2017	506,678	1,715	537	190.5	683	\$9.7	\$29.4	\$54,558	3.6	939.7	5.8	3.7
2018	509,329	1,453	544	191.3	735	\$10.3	\$31.1	\$55,603	3.5	941.1	5.9	3.6
2019	511,817	1,253	551	192.1	718	\$10.7	\$32.6	\$56,685	2.3	944.9	6.0	3.5
2020	514,282	1,199	559	192.8	599	\$11.2	\$34.2	\$57,705	2.3	952.5	6.1	3.4
2021	516,818	1,249	566	193.5	591	\$11.6	\$35.7	\$58,718	2.3	952.1	6.3	3.4
2022	519,444	1,312	574	194.1	600	\$12.1	\$37.3	\$59,651	2.3	957.1	6.4	3.3
2023	522,223	1,443	581	194.8	615	\$12.5	\$39.0	\$60,530	2.3	958.8	6.5	3.1
2024	525,052	1,482	588	195.5	593	\$13.0	\$40.8	\$61,468	2.6	962.3	6.6	3.0
2025	527,863	1,472	594	196.1	505	\$13.5	\$42.7	\$62,253	2.8	964.8	6.8	2.9
2026	530,617	1,419	599	196.7	565	\$14.0	\$44.6	\$62,803	2.9	968.0	6.9	2.9
2027	533,277	1,333	604	197.3	557	\$14.5	\$46.5	\$63,353	2.9	970.9	7.0	2.8
2028	535,695	1,110	610	198.0	608	\$15.0	\$48.5	\$64,036	2.7	974.0	7.2	2.7
2029	537,898	902	614	198.7	653	\$15.6	\$50.5	\$64,862	2.5	976.9	7.4	2.6
2030	539,980	801	619	199.4	600	\$16.2	\$52.6	\$65,734	2.4	980.1	7.6	2.5
2031	542,008	759	625	200.0	582	\$16.8	\$54.7	\$66,590	2.3	983.1	7.7	2.5
2032	543,968	708	630	200.7	638	\$17.5	\$56.8	\$67,221	2.5	986.3	7.9	2.5
2033	545,873	676	635	201.4	555	\$18.2	\$59.1	\$68,254	2.1	989.5	8.1	2.5
2034	547,664	605	641	202.0	490	\$19.0	\$61.5	\$69,172	2.3	992.6	8.3	2.5
2035	549,343	555	646	202.5	360	\$19.8	\$64.0	\$70,096	2.4	996.0	8.5	2.5
2036	550,882	475	652	202.9	280	\$20.5	\$66.6	\$70,698	2.8	999.3	8.7	2.5
2037	552,264	385	656	203.3	288	\$21.3	\$69.2	\$71,282	2.9	1002.6	9.0	2.5
2038	553,489	279	660	203.6	366	\$22.1	\$72.0	\$72,073	2.7	1005.9	9.2	2.5
2039	554,554	171	663	204.0	411	\$22.9	\$75.0	\$72,771	2.9	1009.4	9.4	2.5
2040	555,574	162	665	204.5	451	\$23.7	\$78.0	\$73,521	2.8	1012.8	9.6	2.5
2041	556,506	113	677	205.0	484	\$24.5	\$81.1	\$74,401	2.6	1016.2	9.9	2.5
2042	557,339	45	686	205.5	476	\$25.3	\$84.3	\$75,356	2.5	1019.7	10.1	2.5
2043	558,142	49	695	206.0	515	\$26.2	\$87.6	\$76,364	2.4	1023.3	10.4	2.5
2044	558,921	49	703	206.6	520	\$27.1	\$91.0	\$77,533	2.2	1026.9	10.6	2.5
2045	559,673	53	711	207.1	531	\$28.0	\$94.6	\$78,544	2.4	1030.6	10.9	2.5
2046	560,407	58	717	207.7	511	\$29.0	\$98.1	\$79,533	2.3	1034.3	11.2	2.5
2047	561,119	66	724	208.2	522	\$30.0	\$102.0	\$80,524	2.6	1038.0	11.5	2.5
2048	561,798	59	730	208.8	519	\$31.1	\$106.2	\$81,591	2.6	1041.7	11.7	2.5
2049	562,420	36	737	209.3	523	\$32.2	\$110.7	\$82,709	2.7	1045.5	12.0	2.5
2050	563,027	48	743	209.9	545	\$33.5	\$115.6	\$83,895	2.9	1049.4	12.3	2.5



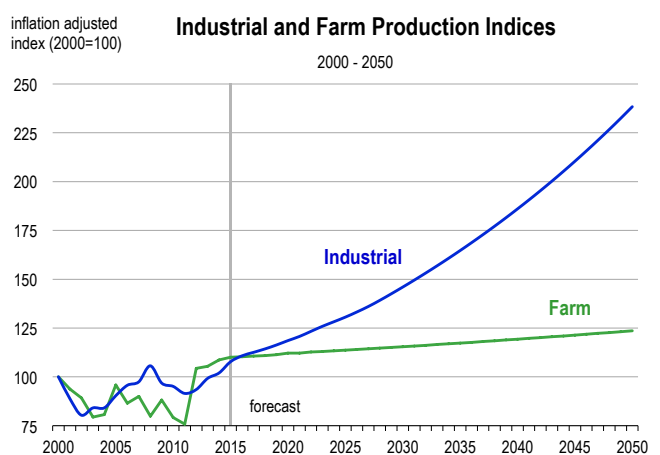
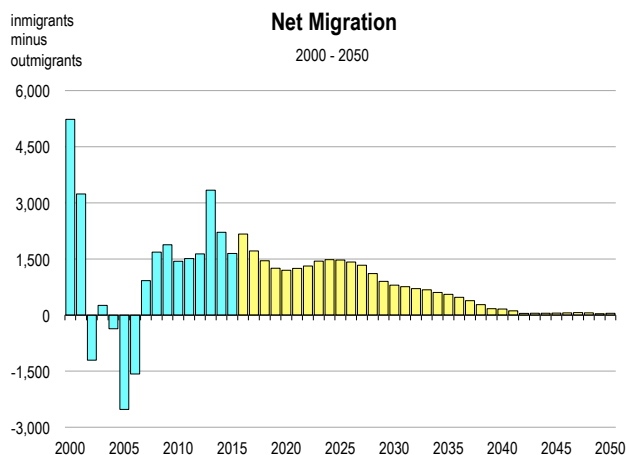
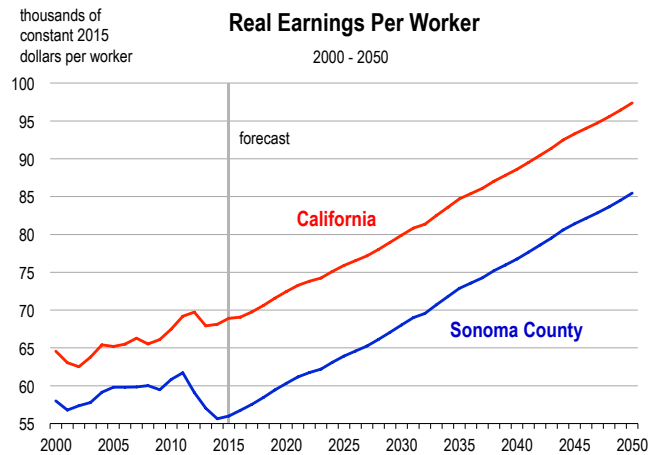
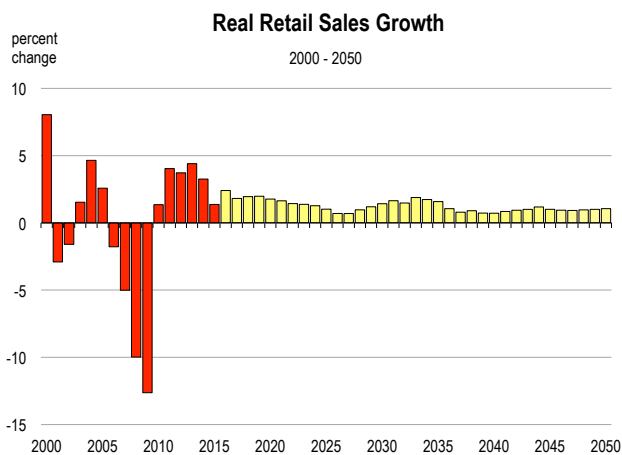
# Sonoma County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	173.2	5.65	8.9	19.9	3.9	28.1	7.7	18.8	2.5	24.8	20.1	26.8
2011	175.4	5.79	8.6	20.2	3.8	28.6	7.6	18.1	2.5	25.0	20.5	28.4
2012	178.5	5.96	8.8	19.7	3.9	29.6	7.4	18.2	2.6	26.2	21.8	28.0
2013	187.2	6.26	9.9	20.1	4.1	31.0	7.4	19.3	2.6	27.9	22.8	28.9
2014	197.1	6.09	10.5	20.7	4.3	31.8	7.7	20.1	2.7	31.2	23.8	31.2
2015	202.9	5.98	11.5	21.8	4.3	32.1	8.0	20.7	2.7	32.2	24.6	31.8
2016	207.7	5.99	11.9	21.9	4.4	32.6	8.0	22.0	2.8	33.1	25.6	31.9
2017	210.9	6.00	11.9	22.1	4.4	32.8	8.2	22.9	2.9	34.0	26.2	32.0
2018	213.5	6.01	12.1	22.1	4.4	33.0	8.3	23.4	3.0	34.9	26.6	32.2
2019	215.7	6.03	12.1	22.2	4.4	33.1	8.3	23.9	3.0	35.8	26.8	32.3
2020	217.7	6.07	12.0	22.3	4.5	33.1	8.4	24.4	3.1	36.7	26.9	32.4
2021	219.2	6.07	11.7	22.3	4.5	33.1	8.4	24.9	3.1	37.6	27.0	32.5
2022	221.1	6.09	11.6	22.4	4.5	33.2	8.4	25.5	3.2	38.5	27.0	32.6
2023	223.0	6.10	11.6	22.5	4.6	33.2	8.5	26.2	3.2	39.4	27.0	32.7
2024	225.0	6.12	11.6	22.5	4.6	33.2	8.6	26.8	3.2	40.3	27.1	32.8
2025	226.9	6.13	11.6	22.6	4.6	33.2	8.6	27.4	3.2	41.2	27.1	32.8
2026	228.8	6.15	11.5	22.6	4.7	33.2	8.6	28.0	3.3	42.1	27.2	32.9
2027	230.9	6.16	11.6	22.7	4.7	33.2	8.6	28.7	3.3	42.9	27.3	33.0
2028	233.0	6.18	11.7	22.7	4.7	33.2	8.6	29.3	3.3	43.8	27.5	33.1
2029	235.2	6.20	11.8	22.8	4.8	33.2	8.7	29.9	3.4	44.7	27.7	33.2
2030	237.3	6.21	11.9	22.8	4.8	33.3	8.7	30.5	3.4	45.5	28.0	33.3
2031	239.2	6.23	11.8	22.9	4.8	33.3	8.7	31.0	3.4	46.2	28.3	33.4
2032	241.0	6.24	11.8	22.9	4.9	33.3	8.7	31.6	3.5	46.8	28.5	33.5
2033	242.9	6.26	11.9	23.0	4.9	33.4	8.8	32.1	3.5	47.4	28.8	33.6
2034	244.5	6.28	11.8	23.1	5.0	33.4	8.8	32.5	3.6	47.9	29.1	33.7
2035	246.2	6.29	11.7	23.1	5.0	33.4	8.8	33.0	3.6	48.5	29.3	33.8
2036	247.4	6.31	11.5	23.2	5.0	33.5	8.8	33.4	3.6	49.0	29.6	33.9
2037	248.7	6.33	11.4	23.2	5.1	33.5	8.7	33.8	3.7	49.3	29.9	34.0
2038	250.0	6.34	11.5	23.3	5.1	33.5	8.7	34.3	3.7	49.5	30.1	34.1
2039	251.4	6.36	11.6	23.3	5.1	33.5	8.7	34.7	3.7	49.7	30.4	34.2
2040	252.8	6.38	11.7	23.4	5.2	33.5	8.7	35.2	3.8	49.9	30.7	34.2
2041	254.1	6.40	11.8	23.5	5.2	33.5	8.7	35.7	3.8	50.0	30.9	34.3
2042	255.5	6.42	11.9	23.5	5.3	33.5	8.7	36.1	3.9	50.2	31.2	34.4
2043	256.8	6.43	11.9	23.6	5.3	33.5	8.7	36.6	3.9	50.3	31.5	34.5
2044	258.3	6.45	12.0	23.6	5.4	33.5	8.7	37.1	3.9	50.5	31.8	34.7
2045	259.8	6.47	12.0	23.7	5.4	33.5	8.7	37.6	4.0	50.7	32.1	34.8
2046	261.3	6.49	12.1	23.8	5.5	33.5	8.7	38.0	4.0	51.0	32.4	34.9
2047	262.7	6.51	12.0	23.8	5.5	33.6	8.8	38.5	4.1	51.2	32.8	35.0
2048	264.3	6.53	12.1	23.9	5.5	33.6	8.8	39.0	4.1	51.5	33.1	35.1
2049	265.8	6.55	12.1	24.0	5.6	33.6	8.8	39.5	4.2	51.7	33.4	35.2
2050	267.4	6.57	12.1	24.0	5.6	33.6	8.8	40.0	4.2	52.1	33.7	35.3







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	9.5%
Expected job growth:	5.6%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	12.4%

Expected population growth:	2.6%
Net migration to account for:	52.7%
Expected growth in number of vehicles:	6.8%

### Demographics (2016)

Unemployment rate (April 2016):	3.6%
County rank* in California (58 counties):	5th
Working age (16-64) population:	64.6%

Population with B.A. or higher:	31.8%
Median home selling price (2015):	\$475,000
Median household income:	\$66,638

### Quality of Life

Violent crime rate (2014):	354 per 100,000 persons
County rank* in California (58 counties):	29th
Average commute time to work (2016):	27.0 minutes

High school drop out rate (2015):	10.5%
Households at/below poverty line (2016):	7.9%

\* The county ranked 1st corresponds to the lowest rate in California

# STANISLAUS COUNTY ECONOMIC FORECAST

Stanislaus County is located in the heart of the San Joaquin Valley, bordered by the Bay Area to the west and the Sierra Nevada Mountains to the east. Stanislaus County has a population of 538,000 people and a total of 180,800 wage and salary jobs. Most of the population, as well as the jobs, are located in Modesto, the county's largest city. The income per capita in Stanislaus County is \$37,756 and the average salary per worker is \$50,602.

Like the rest of the San Joaquin Valley, Stanislaus County is a large producer of agricultural goods. Its primary commodities are milk, almonds, walnuts, cattle, and chickens, each generating more than \$200 million in output per year.

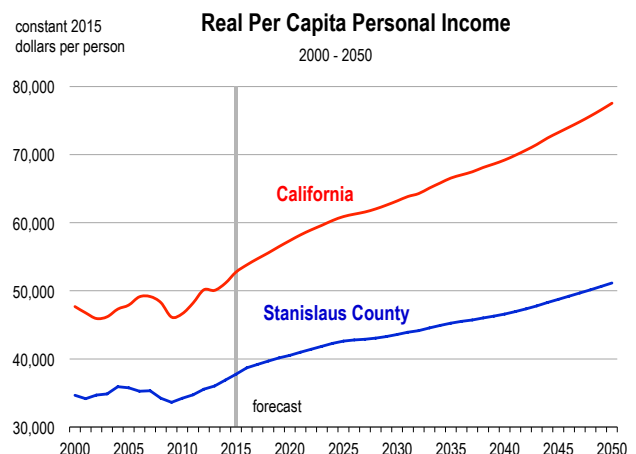
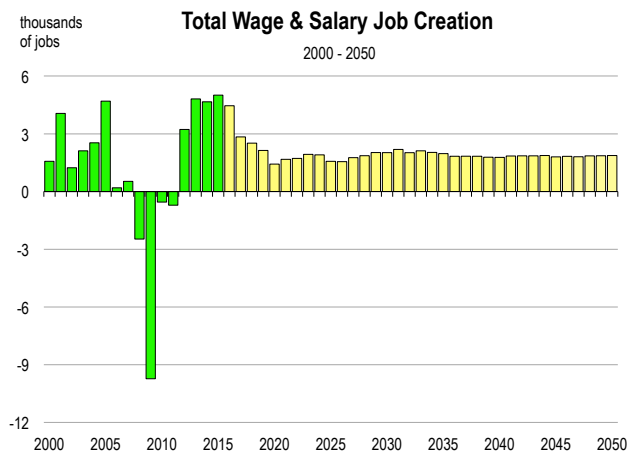
In 2015, employment across Northern California increased by 3.3 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.1 percent. In Stanislaus County, 5,000 wage and salary jobs were gained, representing a growth rate of 2.9 percent. The unemployment rate remains high, but improved from 11.2 percent in 2014 to 9.5 percent in 2015.

In 2015, most sectors were characterized by positive job growth. The largest gains were observed in education and healthcare (+1,100 jobs), leisure and hospitality (+880 jobs), wholesale and retail trade (+880 jobs), and construction (+870 jobs). The largest declines occurred in financial activities (-110 jobs).

Between 2010 and 2015, the population of Stanislaus County increased at an average rate of 0.9 percent per year. This growth was due largely to the natural increase (new births), as net migration was low.

## FORECAST HIGHLIGHTS

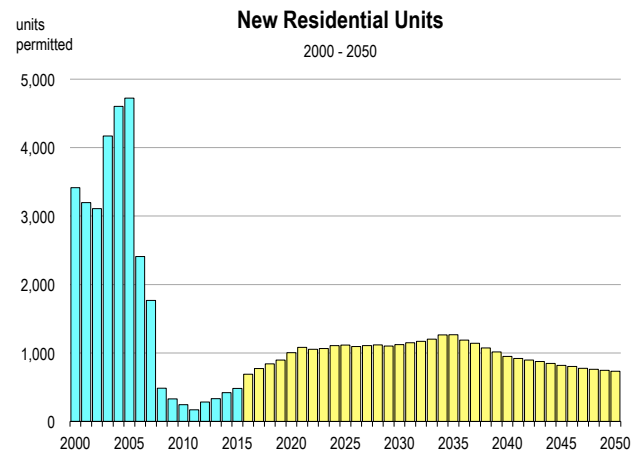
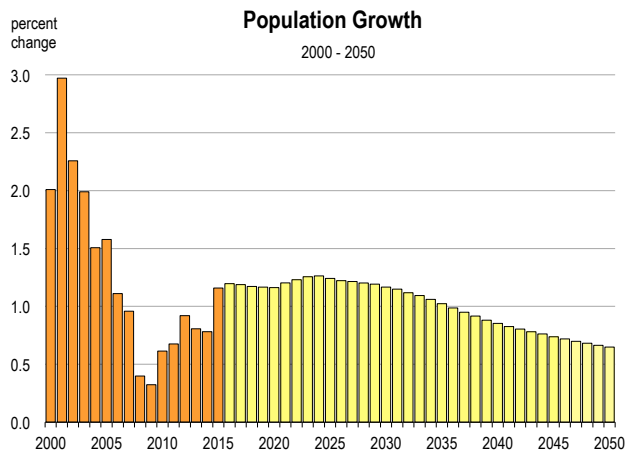
- In 2016, total wage and salary employment is expected to increase by 2.5 percent. Between 2016 and 2021, job growth will average 1.1 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the forecast period. In Stanislaus County, inflation-adjusted salaries are expected to rise by an average of 0.9 percent per year between 2016 and 2021.
- Between 2016 and 2021, employment growth will be led by education and healthcare, professional and business services, wholesale and retail trade, and government. Combined, these sectors will account for 74 percent of net job creation in the county.
- Over the 2016-2021 period, population growth will average 1.2 percent per year.
- Between 2016 and 2021, an average of 2,700 net migrants will enter the county each year, accounting for more than 40 percent of all population gains.
- Real income per capita is expected to rise by 2.5 percent in 2016. From 2016 to 2021, real income per capita will increase by an average of 1.2 percent per year.
- Total taxable sales, adjusted for inflation, will increase by an average of 1.4 percent per year over the 2016-2021 period.
- Industrial production is projected to rise by 1.8 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 1.9 percent per year.
- Farm production is expected to increase by 0.3 percent per year between 2016 and 2021. The principal commodities in the county are milk, almonds, and chickens.



# Stanislaus County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

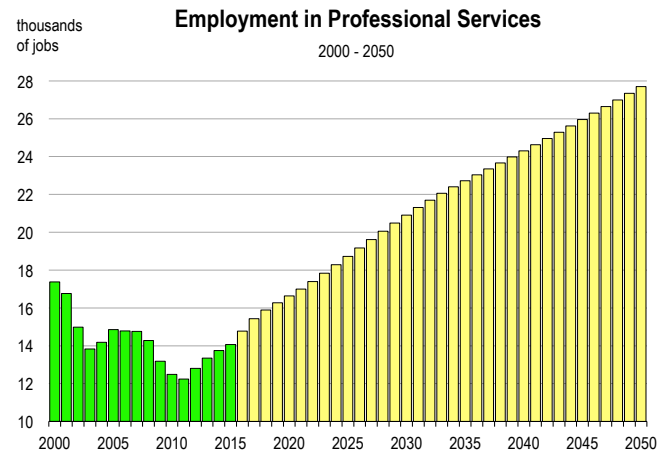
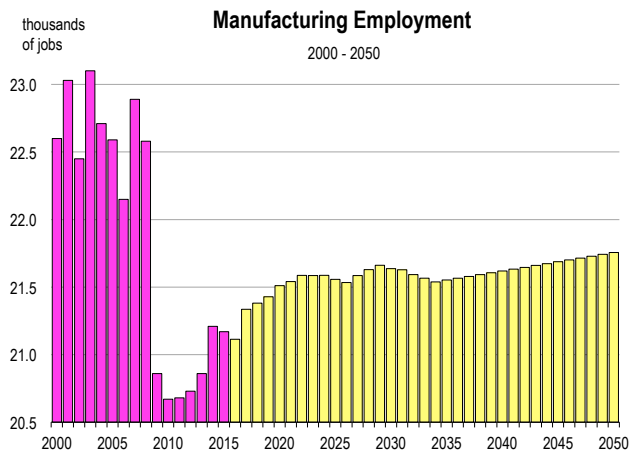
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	515,194	-1,201	443	165.2	244	\$6.1	\$16.0	\$34,233	1.3	2.83	5.50	16.9
2011	518,676	-649	439	165.3	171	\$6.7	\$16.8	\$34,735	2.7	3.29	5.22	16.5
2012	523,453	870	439	165.5	283	\$7.2	\$17.8	\$35,569	2.7	3.43	5.47	14.9
2013	527,673	561	453	165.7	334	\$7.6	\$18.4	\$36,022	2.3	3.78	5.72	12.9
2014	531,796	538	464	166.1	420	\$7.9	\$19.3	\$36,891	2.8	4.46	5.78	11.2
2015	537,957	2,497	478	166.4	483	\$8.2	\$20.3	\$37,756	2.6	4.57	5.84	9.5
2016	544,393	2,796	484	167.8	690	\$8.7	\$21.7	\$38,682	2.5	4.43	5.95	8.0
2017	550,862	2,750	490	168.8	773	\$9.1	\$23.0	\$39,196	3.6	4.40	6.08	7.4
2018	557,320	2,664	496	169.7	841	\$9.4	\$24.0	\$39,673	3.5	4.40	6.17	7.2
2019	563,822	2,607	502	170.7	897	\$9.8	\$25.1	\$40,149	2.3	4.42	6.29	7.1
2020	570,375	2,573	507	171.6	1,004	\$10.1	\$26.2	\$40,529	2.3	4.47	6.41	7.0
2021	577,238	2,814	512	172.7	1,082	\$10.4	\$27.4	\$40,972	2.3	4.49	6.53	7.2
2022	584,340	2,981	516	173.8	1,054	\$10.8	\$28.6	\$41,422	2.3	4.53	6.67	7.1
2023	591,681	3,151	521	174.9	1,065	\$11.1	\$29.9	\$41,857	2.3	4.55	6.80	7.0
2024	599,156	3,246	525	176.1	1,108	\$11.5	\$31.3	\$42,275	2.6	4.58	6.92	7.0
2025	606,596	3,186	529	177.2	1,116	\$11.9	\$32.8	\$42,604	2.8	4.61	7.03	6.9
2026	614,011	3,147	533	178.3	1,094	\$12.2	\$34.2	\$42,772	2.9	4.65	7.15	6.8
2027	621,470	3,170	537	179.5	1,108	\$12.7	\$35.6	\$42,890	2.9	4.68	7.31	6.8
2028	628,943	3,190	541	180.7	1,118	\$13.1	\$37.1	\$43,062	2.7	4.71	7.48	6.7
2029	636,442	3,201	546	181.8	1,102	\$13.6	\$38.6	\$43,298	2.5	4.75	7.66	6.6
2030	643,868	3,135	550	183.0	1,122	\$14.1	\$40.2	\$43,575	2.4	4.78	7.83	6.6
2031	651,267	3,081	555	184.2	1,150	\$14.7	\$41.8	\$43,908	2.3	4.82	8.00	6.5
2032	658,549	2,953	560	185.5	1,170	\$15.3	\$43.5	\$44,164	2.5	4.86	8.17	6.4
2033	665,752	2,848	565	186.7	1,202	\$15.9	\$45.2	\$44,545	2.1	4.89	8.35	6.4
2034	672,814	2,726	570	188.0	1,264	\$16.5	\$47.0	\$44,905	2.3	4.93	8.52	6.3
2035	679,700	2,592	574	189.3	1,267	\$17.1	\$49.0	\$45,260	2.4	4.97	8.72	6.2
2036	686,406	2,447	579	190.6	1,188	\$17.7	\$51.0	\$45,505	2.8	5.01	8.92	6.1
2037	692,925	2,331	584	191.8	1,142	\$18.3	\$53.1	\$45,730	2.9	5.05	9.13	6.0
2038	699,277	2,230	588	193.0	1,074	\$18.9	\$55.3	\$46,027	2.7	5.09	9.34	5.9
2039	705,437	2,123	594	194.1	1,015	\$19.6	\$57.6	\$46,285	2.9	5.13	9.55	5.8
2040	711,457	2,032	599	195.2	950	\$20.2	\$60.0	\$46,576	2.8	5.17	9.77	5.7
2041	717,333	1,956	604	196.2	920	\$20.8	\$62.4	\$46,938	2.6	5.21	9.99	5.6
2042	723,103	1,881	609	197.2	897	\$21.4	\$64.9	\$47,344	2.5	5.25	10.22	5.6
2043	728,752	1,803	615	198.2	876	\$22.1	\$67.5	\$47,782	2.4	5.29	10.46	5.5
2044	734,307	1,725	620	199.2	847	\$22.7	\$70.1	\$48,291	2.2	5.34	10.70	5.5
2045	739,724	1,627	625	200.1	819	\$23.3	\$72.9	\$48,748	2.4	5.38	10.94	5.4
2046	745,045	1,542	630	201.0	803	\$24.0	\$75.7	\$49,205	2.3	5.42	11.19	5.4
2047	750,250	1,462	635	201.9	776	\$24.6	\$78.7	\$49,668	2.6	5.47	11.44	5.4
2048	755,367	1,388	640	202.8	762	\$25.3	\$81.7	\$50,139	2.6	5.51	11.71	5.4
2049	760,383	1,319	646	203.7	747	\$26.0	\$84.9	\$50,634	2.7	5.56	11.97	5.4
2050	765,318	1,252	651	204.6	733	\$26.8	\$88.2	\$51,157	2.9	5.60	12.25	5.3

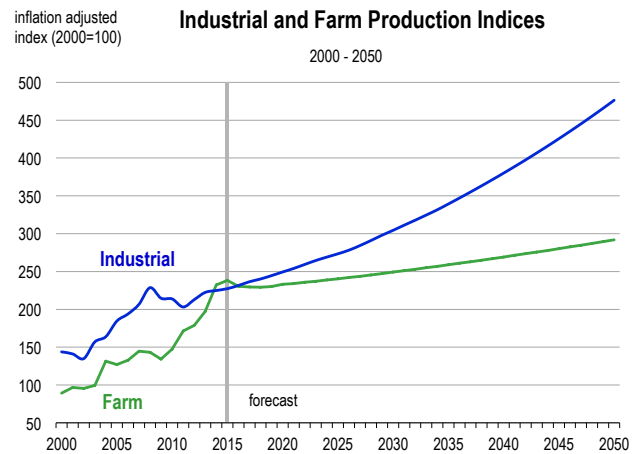
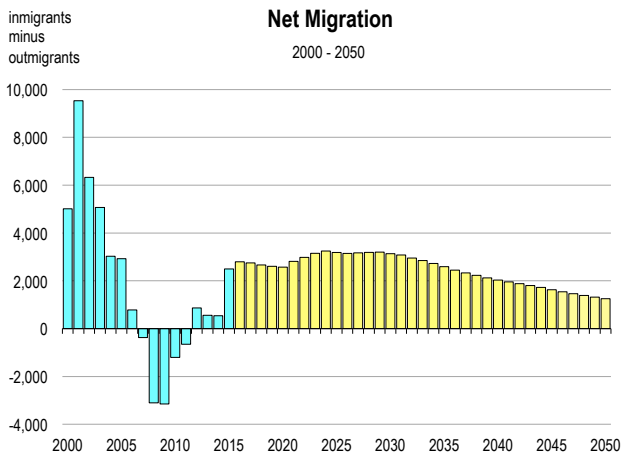
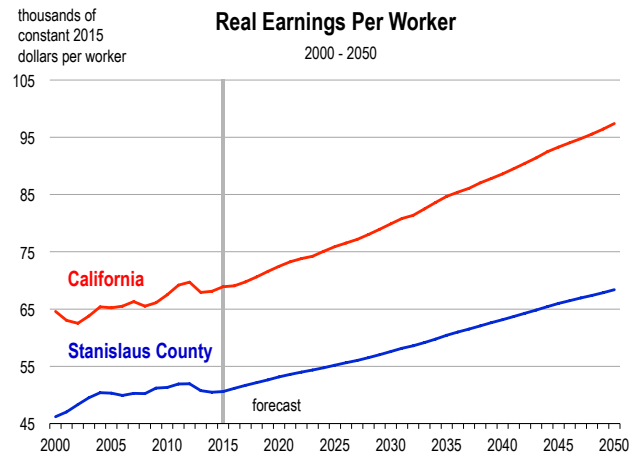
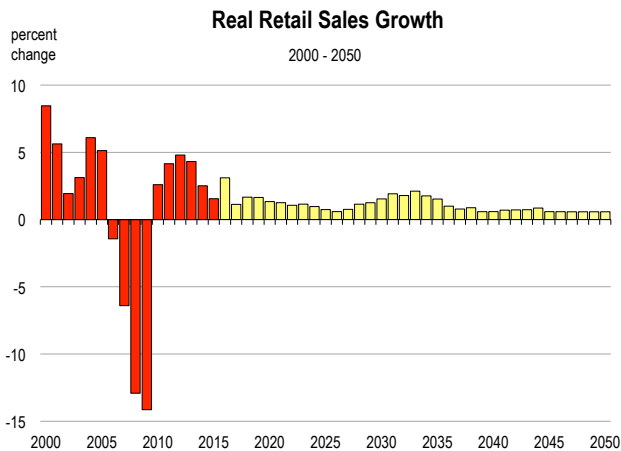


# Stanislaus County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	163.8	12.9	5.9	20.7	6.2	25.4	5.5	12.5	1.2	27.8	14.6	26.2
2011	163.1	12.9	5.8	20.7	6.4	25.8	5.4	12.2	1.1	27.8	14.5	25.7
2012	166.3	13.4	6.3	20.7	6.8	26.7	5.4	12.8	1.0	28.1	14.9	25.4
2013	171.1	14.1	7.0	20.9	7.1	27.4	5.4	13.4	0.9	28.8	15.8	25.5
2014	175.8	14.1	7.5	21.2	7.2	27.7	5.3	13.8	0.9	29.8	16.9	26.1
2015	180.8	14.5	8.4	21.2	7.4	28.6	5.2	14.1	0.9	30.9	17.8	26.6
2016	185.3	14.8	8.6	21.1	7.5	29.3	5.2	14.8	1.0	32.2	18.4	26.9
2017	188.1	14.6	9.1	21.3	7.6	29.6	5.2	15.4	1.0	32.8	18.8	27.1
2018	190.6	14.6	9.4	21.4	7.7	29.9	5.2	15.9	1.0	33.5	19.1	27.3
2019	192.8	14.5	9.6	21.4	7.8	30.1	5.2	16.3	1.0	34.3	19.2	27.5
2020	194.2	14.5	9.3	21.5	7.9	30.3	5.3	16.6	1.0	35.0	19.2	27.7
2021	195.9	14.5	9.3	21.5	8.0	30.5	5.3	17.0	1.0	35.7	19.1	27.8
2022	197.6	14.5	9.3	21.6	8.1	30.7	5.3	17.4	1.1	36.6	19.0	27.9
2023	199.5	14.6	9.5	21.6	8.2	30.9	5.3	17.8	1.1	37.4	18.9	28.1
2024	201.4	14.5	9.7	21.6	8.3	31.0	5.3	18.3	1.1	38.2	18.9	28.2
2025	203.0	14.6	9.7	21.6	8.5	31.2	5.3	18.7	1.1	38.9	18.8	28.4
2026	204.5	14.6	9.7	21.5	8.6	31.3	5.3	19.2	1.2	39.6	18.8	28.5
2027	206.3	14.6	9.8	21.6	8.7	31.4	5.3	19.6	1.2	40.3	18.7	28.6
2028	208.2	14.6	9.8	21.6	8.8	31.6	5.3	20.1	1.2	41.0	18.8	28.8
2029	210.2	14.6	9.9	21.7	8.9	31.9	5.3	20.5	1.2	41.8	18.8	28.9
2030	212.2	14.6	10.0	21.6	9.0	32.1	5.3	20.9	1.3	42.7	18.9	29.0
2031	214.4	14.6	10.1	21.6	9.1	32.5	5.4	21.3	1.3	43.5	19.1	29.2
2032	216.4	14.6	10.1	21.6	9.2	32.8	5.4	21.7	1.3	44.3	19.2	29.3
2033	218.5	14.6	10.2	21.6	9.3	33.1	5.4	22.1	1.3	45.2	19.3	29.5
2034	220.6	14.6	10.3	21.5	9.4	33.4	5.4	22.4	1.3	46.0	19.4	29.6
2035	222.5	14.6	10.3	21.6	9.6	33.7	5.4	22.7	1.4	46.8	19.5	29.7
2036	224.4	14.6	10.3	21.6	9.7	33.9	5.4	23.0	1.4	47.7	19.6	29.9
2037	226.2	14.6	10.3	21.6	9.7	34.1	5.4	23.3	1.4	48.5	19.8	30.0
2038	228.1	14.6	10.3	21.6	9.8	34.3	5.4	23.7	1.4	49.4	19.9	30.1
2039	229.8	14.6	10.3	21.6	9.9	34.4	5.4	24.0	1.5	50.2	20.0	30.3
2040	231.6	14.6	10.3	21.6	10.0	34.5	5.4	24.3	1.5	51.0	20.1	30.4
2041	233.5	14.6	10.4	21.6	10.1	34.7	5.4	24.6	1.5	51.9	20.3	30.5
2042	235.3	14.6	10.4	21.6	10.2	34.9	5.4	25.0	1.5	52.7	20.4	30.7
2043	237.2	14.6	10.4	21.7	10.3	35.0	5.4	25.3	1.5	53.6	20.5	30.8
2044	239.0	14.6	10.5	21.7	10.4	35.2	5.4	25.6	1.5	54.4	20.7	30.9
2045	240.8	14.6	10.5	21.7	10.4	35.4	5.4	26.0	1.6	55.2	20.8	31.1
2046	242.7	14.6	10.5	21.7	10.5	35.5	5.4	26.3	1.6	56.0	21.0	31.2
2047	244.5	14.6	10.5	21.7	10.6	35.6	5.4	26.6	1.6	56.9	21.1	31.4
2048	246.3	14.6	10.5	21.7	10.7	35.8	5.4	27.0	1.6	57.7	21.3	31.5
2049	248.2	14.6	10.6	21.7	10.8	35.9	5.4	27.3	1.6	58.5	21.4	31.6
2050	250.1	14.6	10.6	21.8	10.8	36.1	5.4	27.7	1.7	59.4	21.5	31.8





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.2%
Expected job growth:	5.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.3%

Expected population growth:	6.0%
Net migration to account for:	40.8%
Expected growth in number of vehicles:	5.2%

### Demographics (2016)

Unemployment rate (April 2016):	9.0%
County rank* in California (58 counties):	48th
Working age (16-64) population:	63.6%

Population with B.A. or higher:	16.1%
Median home selling price (2015):	\$236,250
Median household income:	\$50,137

### Quality of Life

Violent crime rate (2014):	531 per 100,000 persons
County rank* in California (58 counties):	49th
Average commute time to work (2016):	28.0 minutes

High school drop out rate (2015):	9.5%
Households at/below poverty line (2016):	17.3%

\* The county ranked 1st corresponds to the lowest rate in California

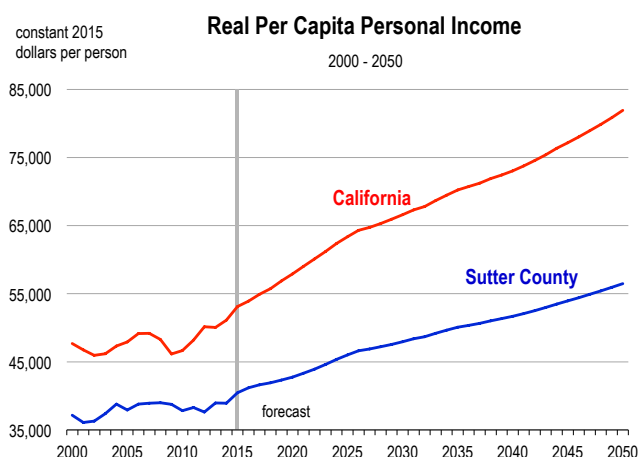
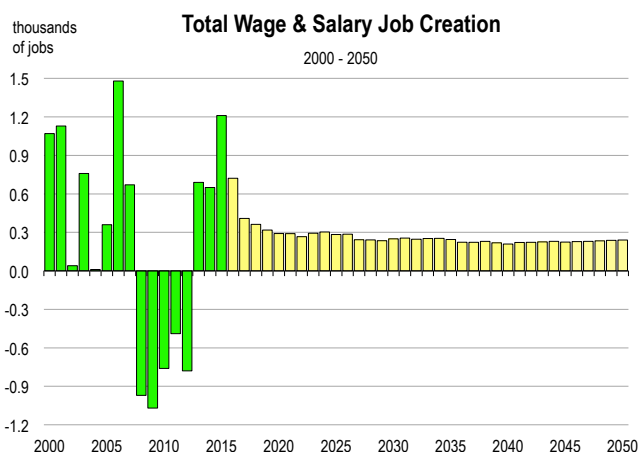
# SUTTER COUNTY ECONOMIC FORECAST

Sutter County, the birthplace of the seedless grape, is located in the Sacramento Valley. The county is home to the Sutter Buttes, the "World's Smallest Mountain Range." Sutter County has a population of 97,700 people and a total of 29,500 wage and salary jobs. The per capita income in Sutter County is \$40,456 and the average salary per worker is \$46,339. The largest employers in the county are the public sector, the wholesale and retail trade industry, the agricultural sector, and the education and healthcare industry. Combined, they account for 63 percent of total wage and salary employment.

Employment across Northern California increased by 3.4 percent in 2015, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.5 percent. In Sutter County, 1,200 wage and salary jobs were created, representing a growth rate of 4.3 percent. The non-farm sector increased by 3.0 percent, while the farm sector grew by 12.8 percent. The unemployment rate improved substantially, falling from 12.6 percent in 2014 to 10.8 percent in 2015.

In 2015, most sectors were characterized by positive job growth. The largest gains were observed in agriculture (+470 jobs), construction (+250 jobs), government (+150 jobs), education and healthcare (+140 jobs), and wholesale and retail trade (+140 jobs). The largest losses occurred in manufacturing (-40 jobs).

The population in Sutter County grew by an annual average rate of 0.6 percent between 2010 and 2015. This was largely the result of the natural increase (new births), as net migration was very low.



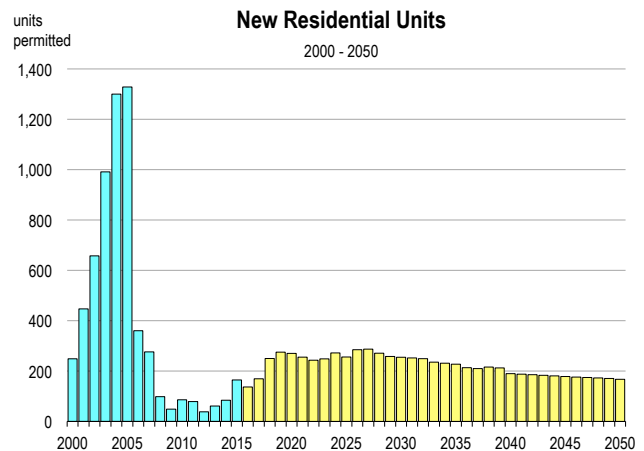
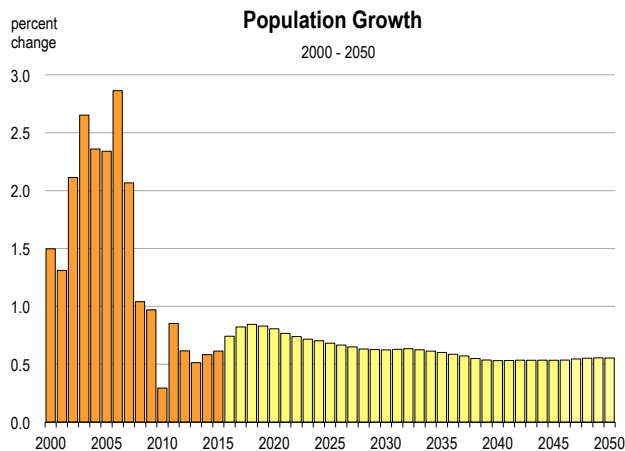
## FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 2.5 percent. Over the 2016-2021 period, growth will average 1.1 percent per year. Non-farm growth is expected to average 1.2 percent.
- The average salary per worker is currently below the California state average, and is expected to remain so over the forecast period. In Sutter County, inflation-adjusted salaries are projected to increase by 1.5 percent per year from 2016 to 2021.
- Between 2016 and 2021, the principal employment growth will occur in wholesale and retail trade, education and healthcare, professional services, leisure services, and government. Together, these sectors are expected to account for 78 percent of net job creation in the county.
- Population growth will accelerate slightly over the forecast period, averaging 0.8 percent per year from 2016 to 2021.
- Net migration will be positive over the forecast period. Between 2016 and 2021, an average of 180 net migrants will enter the county each year.
- From 2016 to 2021, real per capita income is projected to rise by 1.0 percent per year.
- Total taxable sales, adjusted for inflation, will increase by 1.7 percent per year between 2016 and 2021.
- From 2016 to 2021, the growth rate of industrial production is expected to average 2.8 percent per year.
- Adjusted for inflation, farm production is forecasted to increase by an average of 2.0 percent per year between 2016 and 2021. The principal crop in the county is rice.

# Sutter County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

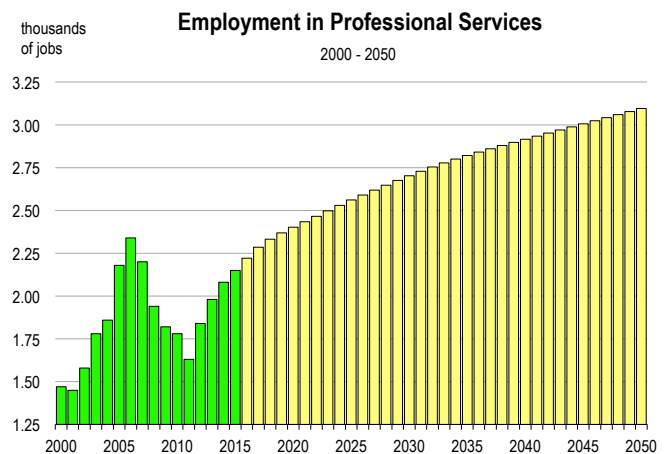
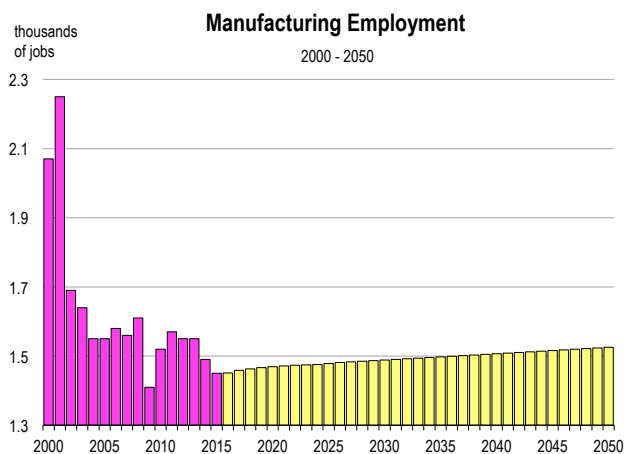
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	94,650	-458	93.9	31.4	86	\$1.21	\$3.25	\$37,829	1.3	573	1353	18.4
2011	95,458	201	92.4	31.5	79	\$1.31	\$3.41	\$38,288	2.7	586	1339	18.2
2012	96,047	-6	91.5	31.4	38	\$1.37	\$3.45	\$37,617	2.7	552	530	16.8
2013	96,540	-2	94.3	31.4	61	\$1.47	\$3.64	\$38,946	2.3	619	527	14.6
2014	97,104	-2	96.7	31.4	84	\$1.54	\$3.73	\$38,928	2.8	737	518	12.6
2015	97,701	1	99.8	31.4	165	\$1.61	\$3.95	\$40,456	2.6	762	575	10.8
2016	98,426	139	100.9	31.8	137	\$1.67	\$4.16	\$41,203	2.7	785	696	10.0
2017	99,236	207	101.9	31.9	169	\$1.75	\$4.37	\$41,608	3.4	805	711	9.8
2018	100,074	217	102.7	32.1	250	\$1.83	\$4.58	\$41,909	3.4	823	737	9.9
2019	100,906	193	103.6	32.3	275	\$1.92	\$4.80	\$42,312	3.0	839	758	9.9
2020	101,720	164	104.4	32.6	270	\$2.01	\$5.03	\$42,745	3.0	854	786	9.9
2021	102,500	124	105.2	32.8	255	\$2.10	\$5.27	\$43,307	2.9	867	798	9.8
2022	103,257	100	106.1	33.1	243	\$2.20	\$5.53	\$43,924	2.9	878	805	9.7
2023	103,998	81	106.9	33.3	249	\$2.30	\$5.81	\$44,605	2.8	888	822	9.5
2024	104,729	69	107.8	33.6	272	\$2.41	\$6.09	\$45,353	2.6	898	842	9.4
2025	105,444	55	108.6	33.8	256	\$2.52	\$6.37	\$46,022	2.5	906	866	9.2
2026	106,146	41	109.4	34.1	285	\$2.62	\$6.64	\$46,625	2.5	913	884	9.0
2027	106,837	31	110.1	34.4	287	\$2.72	\$6.90	\$46,873	2.9	919	902	8.9
2028	107,512	19	110.9	34.7	271	\$2.83	\$7.17	\$47,223	2.7	924	923	8.9
2029	108,186	20	111.6	34.9	258	\$2.94	\$7.44	\$47,567	2.5	929	943	8.8
2030	108,862	22	112.3	35.2	255	\$3.05	\$7.71	\$47,955	2.4	934	965	8.8
2031	109,547	30	113.1	35.4	252	\$3.17	\$7.99	\$48,378	2.3	938	987	8.7
2032	110,243	36	113.8	35.7	249	\$3.29	\$8.28	\$48,696	2.5	941	1010	8.6
2033	110,932	29	114.6	35.9	236	\$3.42	\$8.58	\$49,189	2.1	945	1033	8.6
2034	111,613	18	115.3	36.2	231	\$3.55	\$8.90	\$49,659	2.3	948	1057	8.5
2035	112,285	10	116.0	36.4	227	\$3.69	\$9.22	\$50,087	2.4	950	1081	8.4
2036	112,944	2	116.7	36.6	214	\$3.83	\$9.57	\$50,364	2.8	953	1106	8.4
2037	113,591	-2	117.4	36.8	210	\$3.97	\$9.94	\$50,649	2.9	955	1130	8.3
2038	114,215	-12	118.1	37.0	216	\$4.12	\$10.33	\$51,034	2.7	957	1155	8.3
2039	114,829	-15	118.8	37.3	213	\$4.27	\$10.73	\$51,351	2.9	959	1181	8.2
2040	115,439	-12	119.4	37.5	190	\$4.43	\$11.14	\$51,699	2.8	960	1208	8.2
2041	116,054	-3	120.1	37.6	188	\$4.59	\$11.55	\$52,088	2.6	962	1235	8.1
2042	116,676	6	120.8	37.8	186	\$4.75	\$11.98	\$52,516	2.5	964	1263	8.1
2043	117,300	11	121.4	38.0	183	\$4.91	\$12.42	\$52,970	2.4	965	1291	8.0
2044	117,929	18	122.1	38.2	181	\$5.07	\$12.86	\$53,497	2.2	966	1320	7.9
2045	118,560	23	122.8	38.4	178	\$5.25	\$13.32	\$53,944	2.4	968	1350	7.9
2046	119,196	30	123.5	38.6	176	\$5.42	\$13.80	\$54,426	2.3	969	1380	7.8
2047	119,847	43	124.2	38.7	175	\$5.60	\$14.29	\$54,914	2.3	970	1410	7.8
2048	120,509	54	124.9	38.9	173	\$5.79	\$14.80	\$55,408	2.3	971	1441	7.7
2049	121,179	61	125.6	39.1	171	\$5.99	\$15.34	\$55,932	2.3	972	1474	7.7
2050	121,851	64	126.3	39.2	167	\$6.19	\$15.91	\$56,485	2.3	973	1507	7.6



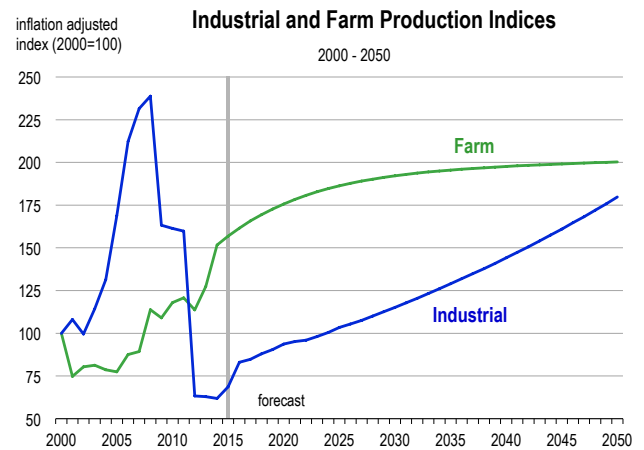
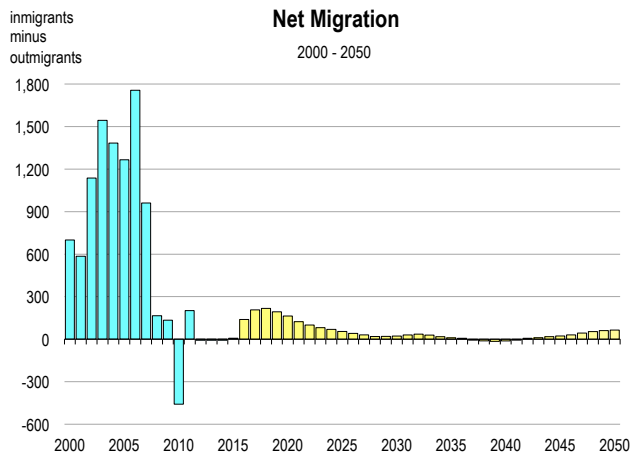
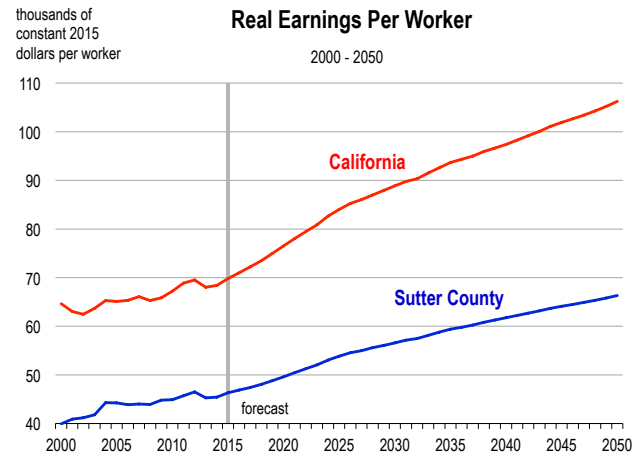
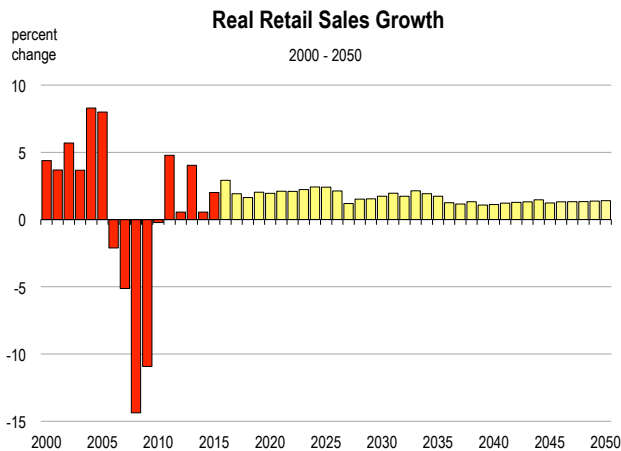
# Sutter County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	28.2	3.68	1.04	1.52	0.66	5.10	1.09	1.78	0.20	4.09	2.55	4.74
2011	27.7	3.71	0.93	1.57	0.73	5.21	1.01	1.63	0.20	3.93	2.71	4.48
2012	26.9	3.68	0.80	1.55	0.69	5.32	1.06	1.84	0.20	3.91	2.77	4.38
2013	27.6	3.68	0.94	1.55	0.66	5.23	1.05	1.98	0.20	4.25	2.88	4.41
2014	28.3	3.66	1.03	1.49	0.77	5.29	1.10	2.08	0.20	4.24	2.95	4.63
2015	29.5	4.13	1.28	1.45	0.82	5.43	1.13	2.15	0.20	4.38	2.90	4.78
2016	30.2	4.16	1.45	1.45	0.84	5.51	1.13	2.22	0.20	4.52	2.96	4.82
2017	30.6	4.19	1.45	1.46	0.86	5.58	1.14	2.29	0.20	4.64	3.01	4.86
2018	31.0	4.22	1.50	1.46	0.88	5.63	1.15	2.33	0.20	4.73	3.04	4.90
2019	31.3	4.24	1.51	1.47	0.89	5.69	1.16	2.37	0.20	4.81	3.07	4.93
2020	31.6	4.26	1.52	1.47	0.90	5.74	1.17	2.40	0.20	4.89	3.11	4.97
2021	31.9	4.28	1.54	1.47	0.91	5.80	1.17	2.43	0.20	4.96	3.14	5.01
2022	32.1	4.30	1.54	1.47	0.92	5.85	1.18	2.47	0.20	5.04	3.18	5.04
2023	32.4	4.32	1.55	1.47	0.93	5.91	1.19	2.50	0.20	5.12	3.21	5.08
2024	32.7	4.33	1.58	1.48	0.94	5.97	1.20	2.53	0.20	5.21	3.24	5.11
2025	33.0	4.34	1.59	1.48	0.94	6.03	1.21	2.56	0.20	5.30	3.26	5.14
2026	33.3	4.35	1.61	1.48	0.95	6.09	1.22	2.59	0.20	5.38	3.28	5.18
2027	33.6	4.36	1.62	1.48	0.97	6.13	1.23	2.62	0.20	5.46	3.30	5.21
2028	33.8	4.37	1.62	1.49	0.99	6.17	1.25	2.65	0.20	5.54	3.32	5.24
2029	34.0	4.38	1.62	1.49	1.00	6.21	1.25	2.68	0.20	5.63	3.34	5.27
2030	34.3	4.38	1.63	1.49	1.02	6.26	1.26	2.70	0.20	5.71	3.37	5.30
2031	34.5	4.39	1.63	1.49	1.03	6.31	1.27	2.73	0.20	5.80	3.39	5.33
2032	34.8	4.39	1.64	1.49	1.04	6.35	1.28	2.75	0.20	5.89	3.41	5.36
2033	35.0	4.40	1.64	1.49	1.05	6.41	1.29	2.78	0.20	5.98	3.44	5.39
2034	35.3	4.40	1.65	1.50	1.06	6.46	1.30	2.80	0.20	6.07	3.46	5.42
2035	35.5	4.41	1.66	1.50	1.07	6.51	1.31	2.82	0.20	6.16	3.49	5.44
2036	35.8	4.41	1.65	1.50	1.09	6.55	1.32	2.84	0.20	6.26	3.51	5.47
2037	36.0	4.41	1.66	1.50	1.09	6.58	1.33	2.86	0.20	6.35	3.53	5.50
2038	36.2	4.42	1.67	1.50	1.10	6.62	1.33	2.88	0.20	6.44	3.55	5.53
2039	36.4	4.42	1.68	1.50	1.11	6.65	1.34	2.90	0.20	6.53	3.58	5.55
2040	36.6	4.42	1.67	1.51	1.12	6.69	1.35	2.92	0.20	6.63	3.60	5.58
2041	36.9	4.42	1.68	1.51	1.13	6.72	1.36	2.93	0.20	6.72	3.62	5.60
2042	37.1	4.43	1.68	1.51	1.14	6.76	1.37	2.95	0.20	6.82	3.64	5.63
2043	37.3	4.43	1.69	1.51	1.15	6.79	1.38	2.97	0.20	6.91	3.67	5.65
2044	37.5	4.43	1.70	1.51	1.15	6.83	1.38	2.99	0.20	7.01	3.69	5.68
2045	37.8	4.43	1.70	1.52	1.16	6.87	1.39	3.01	0.20	7.11	3.71	5.70
2046	38.0	4.43	1.71	1.52	1.17	6.91	1.40	3.02	0.20	7.21	3.73	5.73
2047	38.2	4.44	1.71	1.52	1.18	6.94	1.41	3.04	0.20	7.32	3.75	5.76
2048	38.5	4.44	1.72	1.52	1.18	6.98	1.41	3.06	0.20	7.42	3.78	5.78
2049	38.7	4.44	1.72	1.52	1.19	7.02	1.42	3.08	0.20	7.53	3.80	5.81
2050	38.9	4.44	1.73	1.53	1.20	7.06	1.43	3.10	0.20	7.64	3.82	5.84







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	10.0%
Expected job growth:	5.5%
Fastest growing jobs sector:	Education & Healthcare
Expected personal income growth:	9.5%

Expected population growth:	4.1%
Net migration to account for:	22.2%
Expected growth in number of vehicles:	4.3%

### Demographics (2016)

Unemployment rate (April 2016):	10.4%
County rank* in California (58 counties):	52nd
Working age (16-64) population:	62.5%

Population with B.A. degree or higher:	17.9%
Median home selling price (2015):	\$220,000
Median household income:	\$52,033

### Quality of Life

Violent crime rate (2014):	325 per 100,000 persons
County rank* in California (58 counties):	24th
Average commute time to work (2016):	30.0 minutes

High School drop out rate (2015):	8.0%
Households at/below poverty line (2016):	14.0%

\* The county ranked 1st corresponds to the lowest rate in California

# TEHAMA COUNTY ECONOMIC FORECAST

Tehama County is located in Northern California, halfway between Sacramento and the Oregon border. The largest city is Red Bluff, which has a population of 14,000. As a whole, Tehama County has a population of 64,000 people and a total of 17,600 wage and salary jobs. The per capita income in Tehama County is \$34,152 and the average salary per worker is \$45,732.

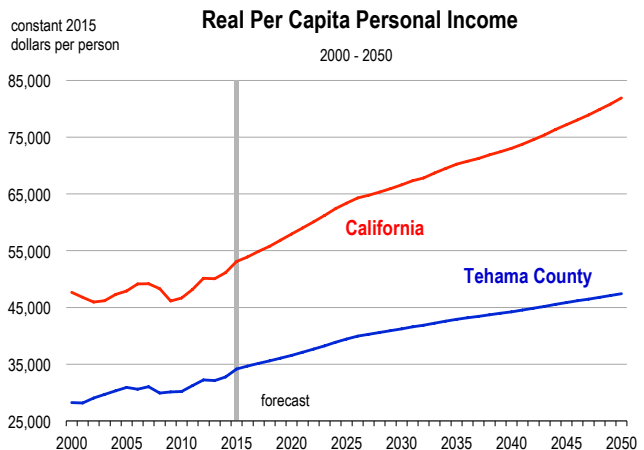
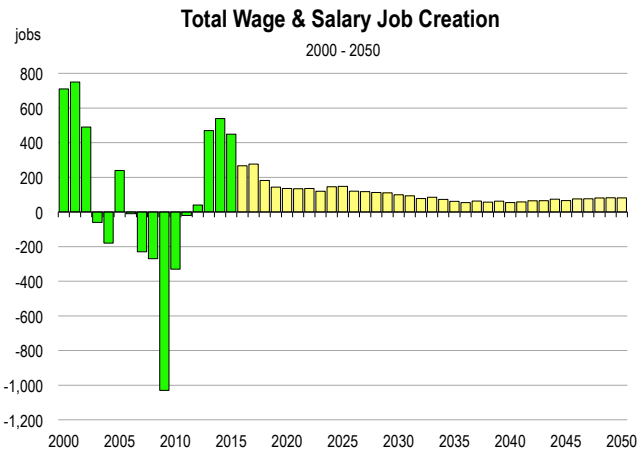
In 2015, a total of 450 wage and salary jobs were gained in Tehama County, representing a growth rate of 2.6 percent. Employment in the agricultural sector grew by 15.7 percent, while employment in the non-farm sector increased by 1.4 percent. The unemployment rate improved substantially, falling from 9.6 percent in 2014 to 8.0 percent in 2015.

In 2015, the largest employment gains occurred in agriculture (+230 jobs), leisure and hospitality (+90 jobs), wholesale and retail trade (+40 jobs), and manufacturing (+40 jobs). Significant declines were not observed in any major sector.

The population of Tehama County grew at an annual rate of 0.2 percent between 2010 and 2015. This growth was due almost entirely to the natural increase (new births), which added about 126 residents to the county each year, and partially to net migration, which added about 4 residents to the population each year.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.5 percent in 2016. From 2016 to 2021, growth will average 1.0 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tehama County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year from 2016 to 2021.
- Between 2016 and 2021, employment growth will be spread across a number of industries. However, the largest increases will occur in manufacturing, transportation and utilities, professional and business services, wholesale and retail trade, and government. Together, these sectors will account for 83 percent of net job creation in the county.
- Annual population growth in the 2016-2021 period is expected to average 0.4 percent per year.
- Net migration is expected to be positive throughout the forecast period. Between 2016 and 2021, an average of 120 net migrants will enter the county each year, accounting for half of all population growth.

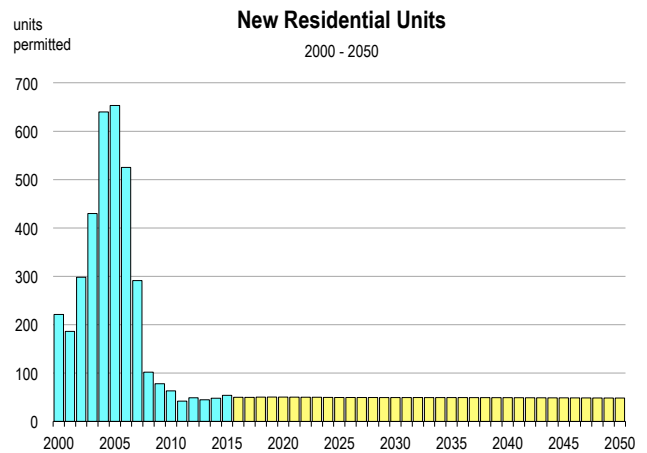
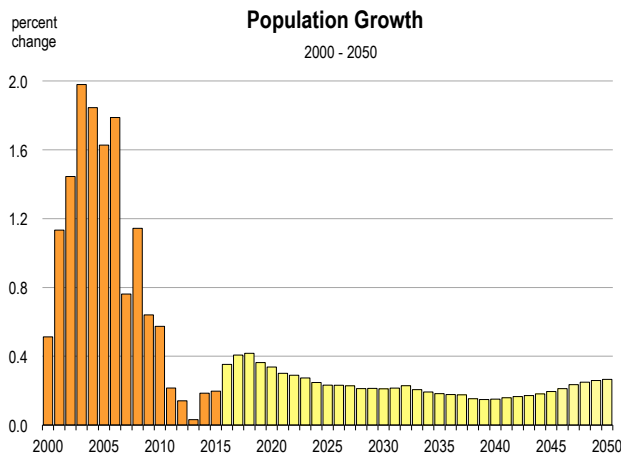


- Real per capita income is expected to increase by 1.5 percent in 2016. Over the following five years, real per capita income is projected to grow at a rate of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, will rise at a rate of 1.8 percent per year between 2016 and 2021.
- Industrial production is expected increase by 0.9 percent in 2016. Over the following five years, the growth rate of industrial production will average 2.4 percent per year.
- Total crop production, adjusted for inflation, is expected to be relatively unchanged between 2016 and 2020. The principle crop in the county is the walnut.

# Tehama County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

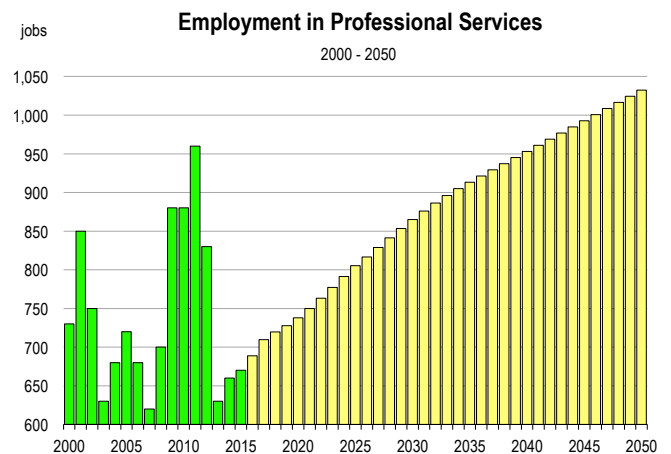
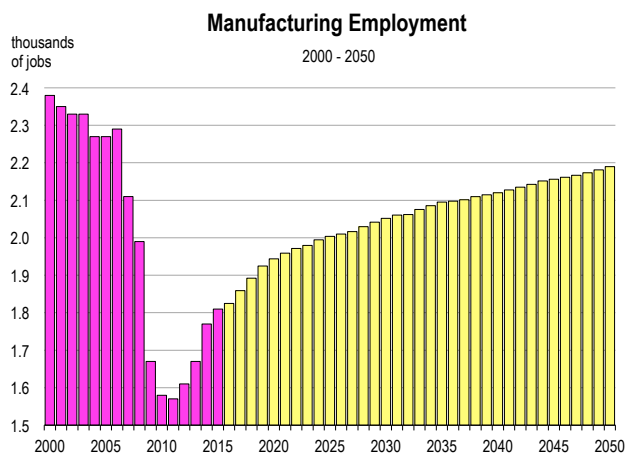
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	63,484	93	68.7	23.8	63	\$0.59	\$1.74	\$30,198	1.3	250.4	602.6	15.4
2011	63,621	21	68.2	23.8	42	\$0.69	\$1.85	\$31,238	2.7	263.3	620.2	15.0
2012	63,711	0	67.3	23.9	49	\$0.75	\$1.96	\$32,214	2.7	311.3	628.1	13.7
2013	63,731	0	69.5	24.0	45	\$0.80	\$1.98	\$32,119	2.3	312.3	667.9	11.6
2014	63,849	0	73.3	24.0	48	\$0.78	\$2.06	\$32,736	2.8	375.3	678.2	9.6
2015	63,975	0	73.7	24.1	54	\$0.79	\$2.18	\$34,152	2.6	388.4	717.6	8.0
2016	64,201	103	73.8	24.1	50	\$0.85	\$2.28	\$34,678	2.7	388.7	723.8	7.0
2017	64,462	149	74.1	24.2	50	\$0.90	\$2.40	\$35,165	3.4	387.5	739.9	6.3
2018	64,731	153	74.5	24.2	50	\$0.94	\$2.52	\$35,571	3.4	387.5	760.8	6.2
2019	64,966	117	74.8	24.3	50	\$0.98	\$2.63	\$36,060	3.0	387.7	779.3	6.1
2020	65,185	100	75.0	24.3	50	\$1.03	\$2.75	\$36,557	3.0	388.0	796.6	6.1
2021	65,381	76	75.3	24.4	50	\$1.07	\$2.88	\$37,099	2.9	389.3	815.8	6.1
2022	65,571	71	75.5	24.4	50	\$1.12	\$3.01	\$37,663	2.9	389.5	836.1	6.0
2023	65,750	67	75.7	24.5	50	\$1.17	\$3.15	\$38,236	2.8	390.1	856.3	5.9
2024	65,913	55	75.9	24.5	50	\$1.22	\$3.28	\$38,847	2.6	390.7	875.3	5.7
2025	66,066	52	76.1	24.6	49	\$1.27	\$3.42	\$39,421	2.5	391.3	892.8	5.5
2026	66,219	57	76.3	24.6	50	\$1.32	\$3.55	\$39,960	2.5	391.8	911.0	5.4
2027	66,370	61	76.5	24.7	49	\$1.36	\$3.68	\$40,271	2.9	392.4	931.6	5.3
2028	66,511	55	76.6	24.7	49	\$1.41	\$3.81	\$40,572	2.7	393.0	956.2	5.3
2029	66,653	58	76.8	24.7	49	\$1.46	\$3.94	\$40,897	2.5	393.6	982.0	5.2
2030	66,793	59	77.0	24.8	49	\$1.51	\$4.07	\$41,231	2.4	394.2	1007.9	5.2
2031	66,937	64	77.1	24.8	49	\$1.56	\$4.20	\$41,580	2.3	394.8	1033.7	5.2
2032	67,090	76	77.3	24.9	49	\$1.61	\$4.33	\$41,865	2.5	395.4	1058.3	5.2
2033	67,228	63	77.5	24.9	49	\$1.67	\$4.46	\$42,234	2.1	396.1	1085.9	5.1
2034	67,358	55	77.6	25.0	49	\$1.72	\$4.60	\$42,583	2.3	396.7	1113.2	5.1
2035	67,481	54	77.8	25.0	49	\$1.78	\$4.75	\$42,918	2.4	397.3	1140.6	5.1
2036	67,600	59	77.9	25.1	49	\$1.84	\$4.91	\$43,178	2.8	398.0	1166.9	5.1
2037	67,719	67	78.1	25.1	49	\$1.90	\$5.08	\$43,425	2.9	398.6	1194.1	5.1
2038	67,823	63	78.2	25.2	49	\$1.96	\$5.25	\$43,710	2.7	399.3	1223.1	5.0
2039	67,924	69	78.3	25.2	49	\$2.02	\$5.43	\$43,974	2.9	400.0	1251.9	5.0
2040	68,026	78	78.5	25.3	49	\$2.09	\$5.62	\$44,239	2.8	400.6	1281.6	5.0
2041	68,134	88	78.6	25.3	49	\$2.15	\$5.80	\$44,532	2.6	401.3	1312.6	5.0
2042	68,247	93	78.7	25.3	49	\$2.22	\$5.98	\$44,846	2.5	402.0	1344.3	5.0
2043	68,364	95	78.9	25.4	49	\$2.28	\$6.17	\$45,173	2.4	402.7	1376.8	5.0
2044	68,488	100	79.0	25.4	49	\$2.35	\$6.36	\$45,536	2.2	403.4	1410.6	4.9
2045	68,622	107	79.2	25.5	49	\$2.42	\$6.55	\$45,849	2.4	404.2	1443.9	4.9
2046	68,767	117	79.4	25.5	49	\$2.48	\$6.75	\$46,171	2.3	404.9	1478.2	4.9
2047	68,929	130	79.5	25.6	49	\$2.55	\$6.96	\$46,479	2.3	405.6	1513.5	4.9
2048	69,101	137	79.8	25.6	49	\$2.63	\$7.17	\$46,791	2.3	406.4	1550.1	4.9
2049	69,280	141	80.0	25.7	48	\$2.70	\$7.39	\$47,109	2.3	407.1	1587.8	4.8
2050	69,464	143	80.2	25.7	48	\$2.77	\$7.62	\$47,431	2.3	407.9	1626.8	4.8

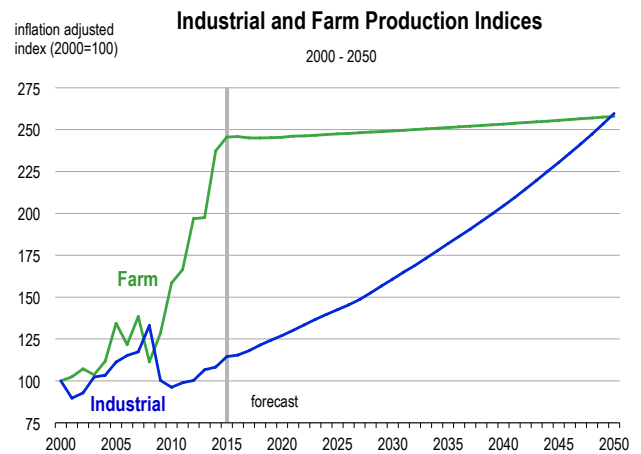
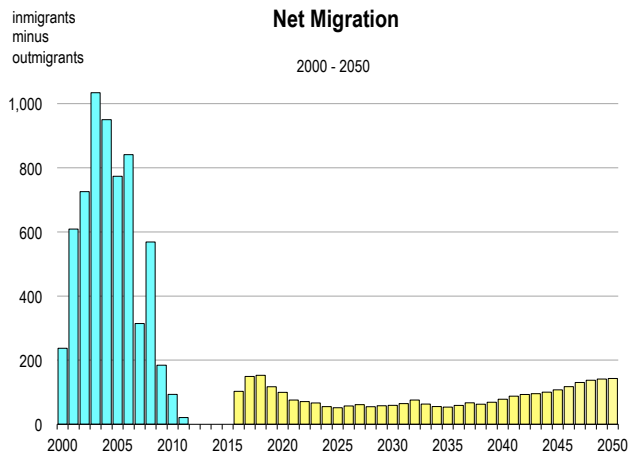
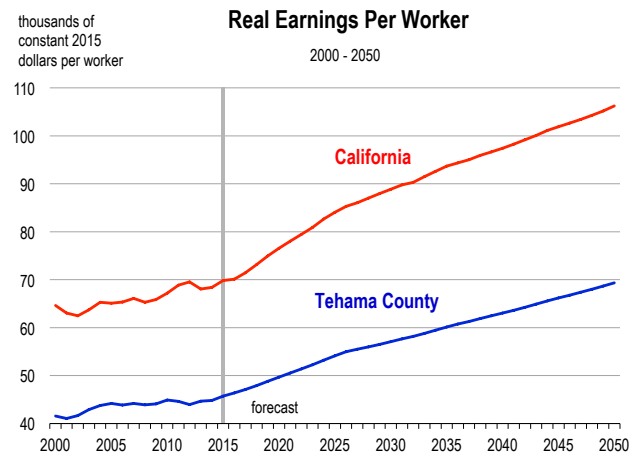
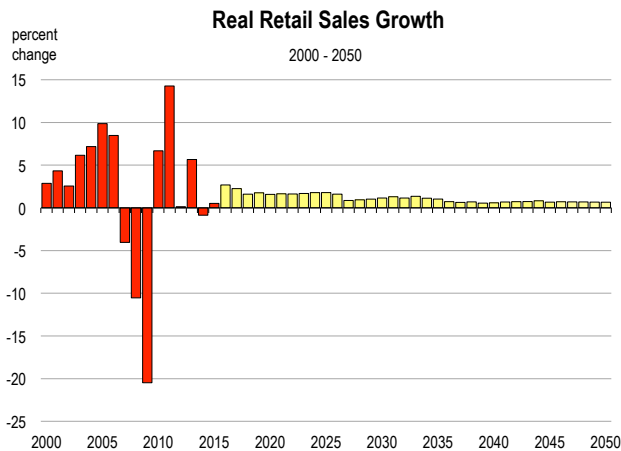


# Tehama County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	16.08	1.44	0.42	1.58	1.10	2.09	0.36	0.88	0.07	2.38	1.12	4.16
2011	16.06	1.45	0.42	1.57	1.08	2.06	0.34	0.96	0.07	2.35	1.18	4.09
2012	16.10	1.45	0.43	1.61	1.13	2.04	0.36	0.83	0.08	2.38	1.23	4.08
2013	16.57	1.43	0.53	1.67	1.36	2.08	0.35	0.63	0.07	2.77	1.26	3.94
2014	17.11	1.47	0.56	1.77	1.44	2.13	0.34	0.66	0.06	2.86	1.30	4.01
2015	17.56	1.70	0.55	1.81	1.50	2.17	0.33	0.67	0.06	2.87	1.39	4.03
2016	17.83	1.70	0.54	1.82	1.54	2.17	0.34	0.69	0.06	2.98	1.41	4.09
2017	18.10	1.70	0.55	1.86	1.60	2.19	0.35	0.71	0.06	3.02	1.43	4.15
2018	18.29	1.70	0.57	1.89	1.63	2.21	0.36	0.72	0.06	3.01	1.44	4.21
2019	18.43	1.70	0.57	1.92	1.65	2.23	0.36	0.73	0.06	3.02	1.44	4.26
2020	18.57	1.70	0.57	1.94	1.68	2.24	0.37	0.74	0.06	3.02	1.44	4.31
2021	18.70	1.70	0.58	1.96	1.71	2.26	0.37	0.75	0.06	3.03	1.44	4.35
2022	18.84	1.70	0.58	1.97	1.75	2.28	0.37	0.76	0.06	3.04	1.44	4.39
2023	18.96	1.70	0.58	1.98	1.79	2.29	0.37	0.78	0.06	3.03	1.45	4.43
2024	19.10	1.70	0.58	1.99	1.82	2.31	0.37	0.79	0.06	3.05	1.45	4.47
2025	19.25	1.70	0.58	2.00	1.86	2.33	0.38	0.81	0.06	3.08	1.46	4.50
2026	19.37	1.70	0.58	2.01	1.89	2.34	0.38	0.82	0.06	3.10	1.46	4.53
2027	19.49	1.70	0.59	2.02	1.92	2.35	0.38	0.83	0.06	3.12	1.46	4.56
2028	19.60	1.71	0.59	2.03	1.95	2.36	0.38	0.84	0.06	3.13	1.46	4.59
2029	19.71	1.71	0.59	2.04	1.97	2.37	0.38	0.85	0.06	3.14	1.46	4.63
2030	19.81	1.71	0.59	2.05	2.00	2.38	0.38	0.86	0.06	3.15	1.46	4.66
2031	19.90	1.71	0.60	2.06	2.03	2.40	0.38	0.88	0.06	3.15	1.46	4.69
2032	19.98	1.71	0.60	2.06	2.05	2.41	0.38	0.89	0.06	3.14	1.46	4.72
2033	20.07	1.71	0.60	2.08	2.07	2.42	0.38	0.90	0.06	3.14	1.46	4.75
2034	20.14	1.71	0.60	2.09	2.09	2.43	0.38	0.90	0.06	3.13	1.46	4.78
2035	20.20	1.71	0.60	2.10	2.11	2.44	0.38	0.91	0.06	3.11	1.46	4.80
2036	20.25	1.71	0.60	2.10	2.13	2.45	0.38	0.92	0.06	3.10	1.46	4.83
2037	20.32	1.71	0.60	2.10	2.15	2.46	0.37	0.93	0.06	3.10	1.46	4.85
2038	20.37	1.71	0.60	2.11	2.16	2.47	0.37	0.94	0.06	3.10	1.46	4.87
2039	20.44	1.71	0.60	2.11	2.18	2.47	0.37	0.95	0.06	3.10	1.46	4.90
2040	20.49	1.71	0.60	2.12	2.20	2.48	0.37	0.95	0.06	3.09	1.46	4.92
2041	20.55	1.72	0.60	2.13	2.21	2.49	0.37	0.96	0.06	3.09	1.46	4.94
2042	20.61	1.72	0.60	2.14	2.23	2.50	0.37	0.97	0.06	3.08	1.46	4.96
2043	20.68	1.72	0.61	2.14	2.25	2.50	0.37	0.98	0.06	3.08	1.46	4.99
2044	20.75	1.72	0.61	2.15	2.26	2.51	0.37	0.98	0.06	3.08	1.46	5.01
2045	20.82	1.72	0.61	2.16	2.28	2.52	0.37	0.99	0.06	3.08	1.46	5.04
2046	20.90	1.72	0.61	2.16	2.30	2.53	0.37	1.00	0.06	3.08	1.47	5.07
2047	20.97	1.72	0.61	2.17	2.31	2.54	0.37	1.01	0.06	3.08	1.47	5.11
2048	21.05	1.72	0.61	2.17	2.33	2.54	0.37	1.02	0.06	3.09	1.47	5.14
2049	21.13	1.72	0.61	2.18	2.34	2.55	0.37	1.02	0.06	3.09	1.47	5.18
2050	21.22	1.72	0.61	2.19	2.36	2.56	0.37	1.03	0.06	3.09	1.47	5.22





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	9.2%
Expected job growth:	4.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	9.0%

Expected population growth:	1.8%
Net migration to account for:	50.3%
Expected growth in number of vehicles:	1.9%

### Demographics (2016)

Unemployment rate (April 2016):	7.4%
County rank* in California (58 counties):	37th
Working age (16-64) population:	60.6%

Population with B.A. degree or higher:	13.6%
Median home selling price (2015):	\$156,750
Median household income:	\$46,729

### Quality of Life

Violent crime rate (2014):	501 per 100,000 persons
County rank* in California (58 counties):	47th
Average commute time to work (2016):	26.0 minutes

High school drop out rate (2015):	5.5%
Households at/below poverty line (2016):	14.1%

\* The county ranked 1st corresponds to the lowest rate in California

# TRINITY COUNTY ECONOMIC FORECAST

Trinity County is among the northernmost counties in California. It is also one of the least densely populated areas of the state, with less than five people per square mile. Trinity County has no freeways, no incorporated cities, and installed its first traffic light in 2015. The largest town is Weaverville, which has a population of approximately 3,600 people.

In total, Trinity County has 13,600 residents and 2,700 wage and salary jobs. The per capita income is \$31,575 and the average salary per worker is \$42,072. Trinity County's agricultural sector is small; farm employment represents only 1.0 percent of total employment. The government sector is the largest employer in the county, accounting for 49 percent of total wage and salary jobs.

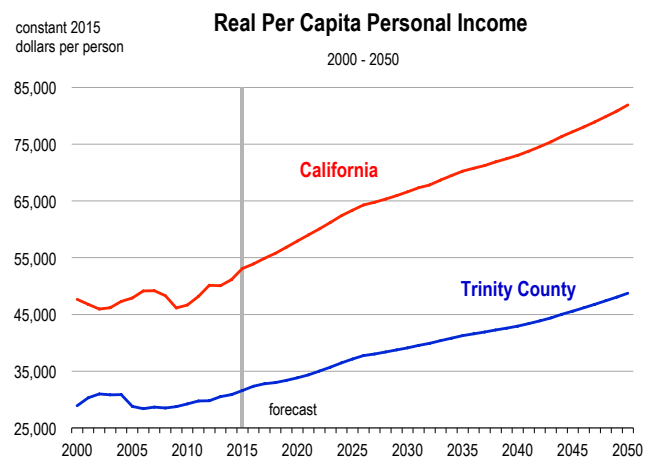
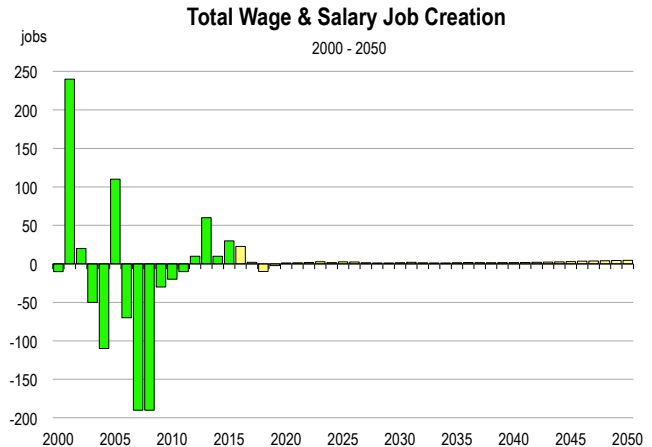
In 2015, a total of 30 wage and salary jobs were gained in Trinity County, representing a growth rate of 0.8 percent. The unemployment rate improved substantially, falling from 9.5 percent in 2014 to 7.9 percent in 2015.

In 2015, the largest job gains were observed in trade, transportation, and utilities (+20 jobs) and construction (+20 jobs). The largest losses were seen in government (-20 jobs) and agriculture (-10 jobs). In most other sectors, employment levels were flat during the year.

Between 2010 and 2015, the population of Trinity County decreased at an annual average rate of 0.2 percent. This was entirely result of the natural decrease (deaths outnumbering births), which reduced the population by an average of 41 people per year. By contrast, net migration was positive, adding 15 people to the population each year.

## FORECAST HIGHLIGHTS

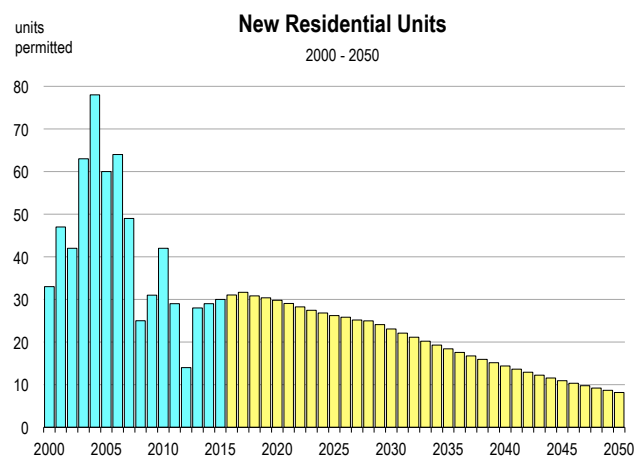
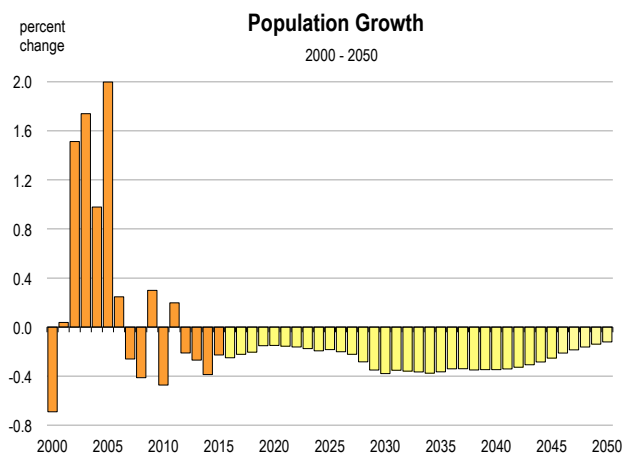
- Total wage and salary employment is expected to increase by 0.8 percent in 2016. Job losses will occur in some years, and over the entire 2016-2021 period, total employment will fall by an average of 0.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Trinity County, inflation-adjusted salaries are expected to increase by 0.8 percent per year from 2016 to 2021.
- Between 2016 and 2021, no major sectors will exhibit significant job growth. The largest gains will be in education and healthcare, which will generate fewer than 10 new jobs. The largest losses will be in leisure and hospitality, which will shed approximately 10 jobs. In general, employment levels in most industries will remain unchanged.
- Over the 2016-2021 period, the population will decline by 0.2 percent per year. An average of 14 net migrants will enter the county each year, but the natural decrease will reduce the population by an average of 38 people per year.
- Real per capita income is expected to rise by 2.4 percent in 2016. Over the following five years, real per capita income is expected to increase at an annual average rate of 1.2 percent.
- Between 2016 and 2021, real taxable sales are projected to increase by an average of 0.4 percent per year.
- Industrial production is expected to increase by 2.8 percent in 2016. Between 2016 and 2021, the growth rate of industrial production will average 1.6 percent per year.



# Trinity County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	13,706	-29	20.8	6.1	42	\$0.08	\$0.36	\$29,228	1.3	2.7	37.2	17.0
2011	13,733	73	20.6	6.1	29	\$0.08	\$0.38	\$29,764	2.7	2.5	33.7	16.7
2012	13,704	0	20.0	6.1	14	\$0.09	\$0.39	\$29,787	2.7	2.6	38.6	14.7
2013	13,667	0	20.3	6.1	28	\$0.10	\$0.40	\$30,517	2.3	2.6	45.1	11.9
2014	13,614	0	20.4	6.1	29	\$0.10	\$0.41	\$30,869	2.8	2.6	44.8	9.5
2015	13,583	0	20.7	6.1	30	\$0.10	\$0.43	\$31,575	2.6	2.7	48.2	7.9
2016	13,549	7	20.7	6.1	31	\$0.11	\$0.45	\$32,346	2.7	2.6	49.6	7.0
2017	13,519	10	20.7	6.2	32	\$0.11	\$0.47	\$32,786	3.4	2.6	50.2	6.6
2018	13,491	10	20.7	6.2	31	\$0.11	\$0.49	\$32,983	3.4	2.6	50.9	6.9
2019	13,471	17	20.6	6.2	30	\$0.12	\$0.51	\$33,396	3.0	2.6	51.7	6.9
2020	13,451	17	20.4	6.2	30	\$0.12	\$0.53	\$33,828	3.0	2.6	52.6	6.9
2021	13,430	16	20.3	6.2	29	\$0.13	\$0.55	\$34,359	2.9	2.6	53.6	6.8
2022	13,408	16	20.1	6.2	28	\$0.13	\$0.57	\$35,007	2.9	2.6	54.7	6.8
2023	13,384	17	19.9	6.3	27	\$0.13	\$0.60	\$35,718	2.8	2.6	55.9	6.7
2024	13,358	18	19.8	6.3	27	\$0.14	\$0.62	\$36,456	2.6	2.6	57.0	6.6
2025	13,334	24	19.8	6.3	26	\$0.14	\$0.65	\$37,143	2.5	2.6	58.0	6.4
2026	13,307	26	19.7	6.3	26	\$0.14	\$0.67	\$37,751	2.5	2.6	59.2	6.3
2027	13,277	27	19.7	6.3	25	\$0.15	\$0.70	\$38,036	2.9	2.6	60.5	6.3
2028	13,240	22	19.7	6.3	25	\$0.15	\$0.72	\$38,383	2.7	2.6	61.9	6.3
2029	13,193	17	19.7	6.4	24	\$0.16	\$0.74	\$38,744	2.5	2.6	63.4	6.3
2030	13,143	16	19.7	6.4	23	\$0.16	\$0.76	\$39,120	2.4	2.6	65.0	6.3
2031	13,097	22	19.7	6.4	22	\$0.16	\$0.78	\$39,537	2.3	2.6	66.6	6.3
2032	13,050	24	19.8	6.4	21	\$0.17	\$0.80	\$39,891	2.5	2.6	68.2	6.3
2033	13,002	25	19.8	6.4	20	\$0.17	\$0.83	\$40,386	2.1	2.6	69.9	6.3
2034	12,953	26	19.9	6.4	19	\$0.18	\$0.85	\$40,837	2.3	2.6	71.6	6.3
2035	12,906	29	19.9	6.4	18	\$0.18	\$0.87	\$41,275	2.4	2.6	73.4	6.3
2036	12,862	34	20.0	6.4	18	\$0.19	\$0.90	\$41,588	2.8	2.6	75.2	6.3
2037	12,819	36	20.0	6.4	17	\$0.19	\$0.93	\$41,884	2.9	2.6	77.1	6.3
2038	12,774	37	20.1	6.5	16	\$0.20	\$0.96	\$42,260	2.7	2.6	79.0	6.3
2039	12,729	38	20.2	6.5	15	\$0.20	\$0.99	\$42,580	2.9	2.6	81.0	6.3
2040	12,685	39	20.2	6.5	14	\$0.21	\$1.02	\$42,942	2.8	2.6	83.1	6.2
2041	12,642	40	20.3	6.5	14	\$0.21	\$1.05	\$43,381	2.6	2.6	85.1	6.2
2042	12,601	42	20.3	6.5	13	\$0.22	\$1.08	\$43,865	2.5	2.6	87.3	6.2
2043	12,562	43	20.2	6.5	12	\$0.22	\$1.11	\$44,396	2.4	2.6	89.5	6.2
2044	12,526	45	20.2	6.5	12	\$0.23	\$1.15	\$45,010	2.2	2.6	91.7	6.2
2045	12,494	46	20.1	6.5	11	\$0.24	\$1.19	\$45,563	2.4	2.6	94.1	6.2
2046	12,468	49	19.9	6.5	10	\$0.24	\$1.22	\$46,163	2.3	2.6	96.4	6.2
2047	12,445	52	19.8	6.5	10	\$0.25	\$1.26	\$46,777	2.3	2.6	98.9	6.2
2048	12,424	53	19.6	6.5	9	\$0.25	\$1.31	\$47,412	2.3	2.6	101.4	6.2
2049	12,407	56	19.5	6.5	9	\$0.26	\$1.35	\$48,069	2.3	2.6	104.0	6.2
2050	12,392	58	19.3	6.5	8	\$0.26	\$1.40	\$48,746	2.3	2.6	106.6	6.2

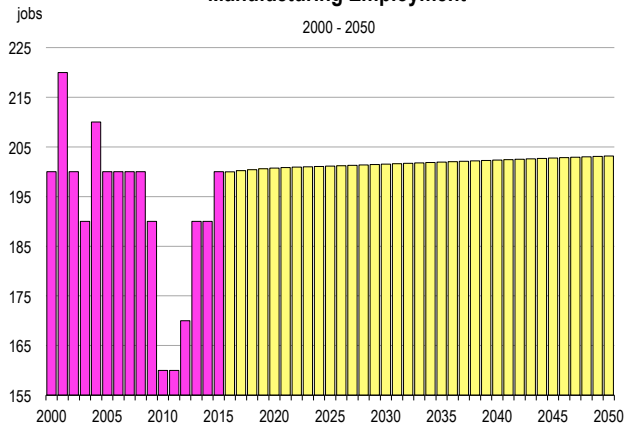


# Trinity County Employment Forecast

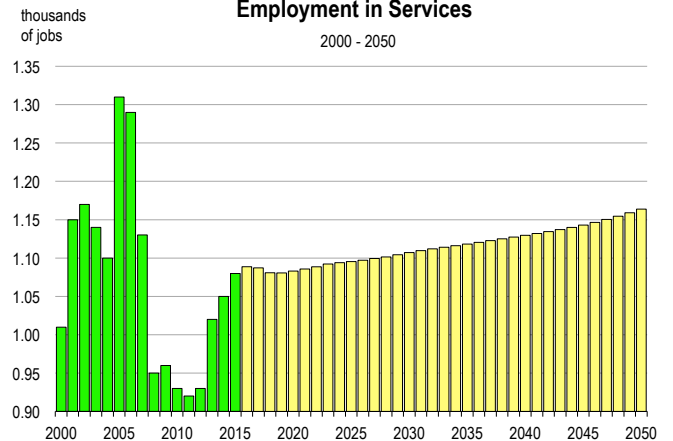
## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Logging, Mining, & Construction	Manufacturing	Trade, Transportation, & Utilities	Financial Activities	Health & Education	Leisure	Government
	employment (thousands of jobs)								
2010	2.640	0.030	0.080	0.160	0.310	0.050	0.240	0.330	1.440
2011	2.630	0.030	0.070	0.160	0.310	0.050	0.220	0.340	1.450
2012	2.640	0.030	0.070	0.170	0.330	0.050	0.190	0.360	1.440
2013	2.700	0.030	0.080	0.190	0.370	0.050	0.260	0.340	1.380
2014	2.710	0.030	0.080	0.190	0.400	0.050	0.270	0.330	1.360
2015	2.740	0.020	0.100	0.200	0.420	0.050	0.280	0.330	1.340
2016	2.763	0.020	0.106	0.200	0.421	0.050	0.291	0.327	1.348
2017	2.765	0.020	0.108	0.200	0.421	0.050	0.294	0.321	1.350
2018	2.755	0.019	0.107	0.200	0.421	0.050	0.294	0.316	1.347
2019	2.753	0.019	0.106	0.201	0.422	0.050	0.295	0.314	1.346
2020	2.754	0.019	0.106	0.201	0.422	0.050	0.296	0.315	1.346
2021	2.755	0.018	0.105	0.201	0.422	0.050	0.298	0.316	1.345
2022	2.757	0.018	0.104	0.201	0.422	0.050	0.300	0.316	1.345
2023	2.760	0.018	0.103	0.201	0.423	0.050	0.303	0.317	1.345
2024	2.761	0.018	0.103	0.201	0.423	0.050	0.306	0.315	1.346
2025	2.764	0.018	0.102	0.201	0.423	0.050	0.310	0.312	1.347
2026	2.766	0.017	0.102	0.201	0.424	0.050	0.312	0.311	1.348
2027	2.768	0.017	0.102	0.201	0.424	0.050	0.314	0.311	1.348
2028	2.769	0.017	0.101	0.201	0.424	0.050	0.316	0.311	1.348
2029	2.770	0.017	0.101	0.201	0.425	0.050	0.318	0.312	1.347
2030	2.772	0.017	0.099	0.202	0.425	0.050	0.319	0.313	1.347
2031	2.774	0.017	0.098	0.202	0.425	0.050	0.321	0.313	1.347
2032	2.775	0.016	0.097	0.202	0.426	0.050	0.323	0.313	1.348
2033	2.776	0.016	0.096	0.202	0.426	0.050	0.325	0.313	1.348
2034	2.777	0.016	0.096	0.202	0.427	0.050	0.326	0.313	1.348
2035	2.779	0.016	0.095	0.202	0.427	0.050	0.328	0.313	1.348
2036	2.781	0.016	0.094	0.202	0.427	0.050	0.330	0.313	1.349
2037	2.782	0.016	0.093	0.202	0.427	0.050	0.332	0.313	1.349
2038	2.784	0.015	0.092	0.202	0.427	0.050	0.334	0.313	1.349
2039	2.785	0.015	0.091	0.202	0.427	0.050	0.336	0.313	1.349
2040	2.787	0.015	0.091	0.202	0.428	0.050	0.339	0.313	1.350
2041	2.789	0.015	0.090	0.202	0.428	0.050	0.341	0.313	1.350
2042	2.791	0.015	0.089	0.203	0.428	0.050	0.343	0.313	1.350
2043	2.793	0.014	0.088	0.203	0.428	0.050	0.346	0.313	1.351
2044	2.796	0.014	0.088	0.203	0.428	0.050	0.348	0.314	1.351
2045	2.799	0.014	0.087	0.203	0.428	0.050	0.351	0.314	1.352
2046	2.802	0.014	0.086	0.203	0.428	0.050	0.355	0.314	1.353
2047	2.806	0.014	0.086	0.203	0.428	0.050	0.359	0.314	1.353
2048	2.810	0.014	0.085	0.203	0.428	0.050	0.363	0.314	1.354
2049	2.815	0.013	0.085	0.203	0.428	0.050	0.367	0.314	1.354
2050	2.819	0.013	0.084	0.203	0.428	0.050	0.372	0.314	1.355

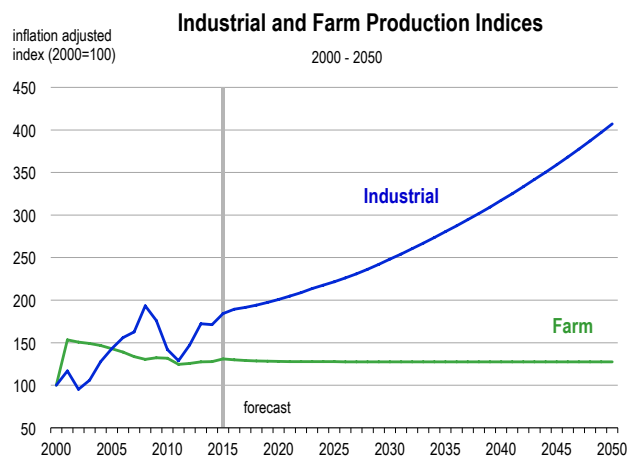
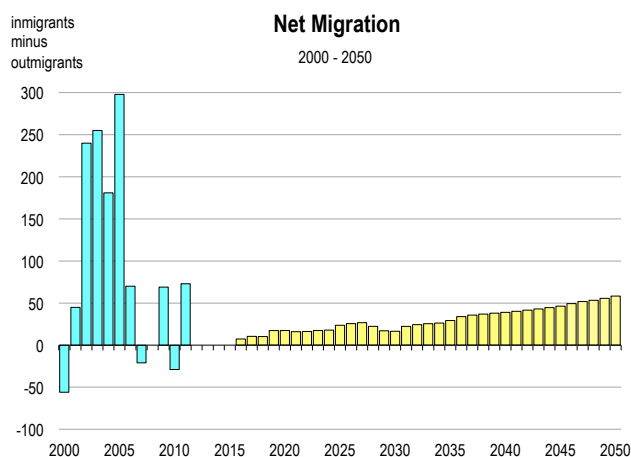
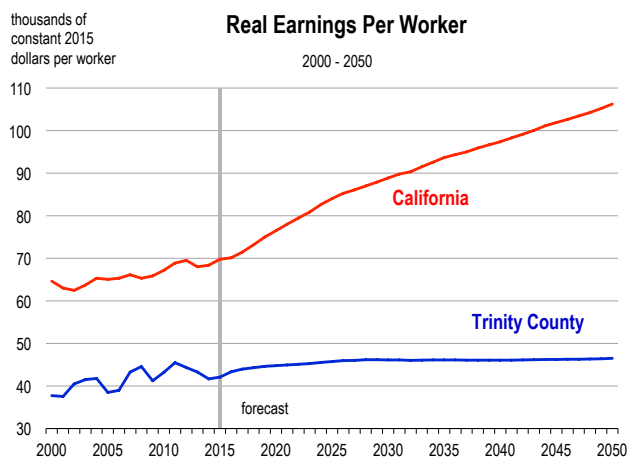
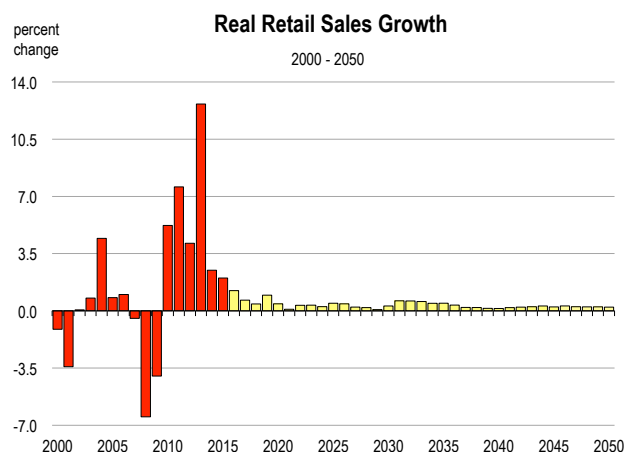
**Manufacturing Employment**



**Employment in Services**







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	2.6%
Expected job growth:	-0.3%
Fastest growing jobs sector:	Education & Health
Expected personal income growth:	5.3%

Expected population growth:	-0.9%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-2.3%

### Demographics (2016)

Unemployment rate (April 2016):	7.4%
County rank* in California (58 counties):	37th
Working age (16-64) population:	60.7%

Population with B.A. degree or higher:	21.3%
Median home selling price (2015):	\$194,500
Median household income:	\$38,860

### Quality of Life

Violent crime rate (2014):	250 per 100,000 persons
County rank* in California (58 counties):	12th
Average commute time to work (2016):	20.0 minutes

High school drop out rate (2015):	6.9%
Households at/below poverty line (2016):	12.4%

\* The county ranked 1st corresponds to the lowest rate in California

# TULARE COUNTY ECONOMIC FORECAST

Tulare County is located in the San Joaquin Valley. Nearly half of all land in the county is devoted to national parks or national forests. It also has a large agricultural sector, and routinely garners one of the highest crop values in the nation. Its most prevalent commodity is milk, which generates more than \$2 billion in annual output. The county is also a large producer of oranges, cattle, and grapes.

Tulare County has a population of 465,000 people and a total of 157,000 wage and salary jobs. The income per capita is \$35,708 and the average salary per worker is \$45,241.

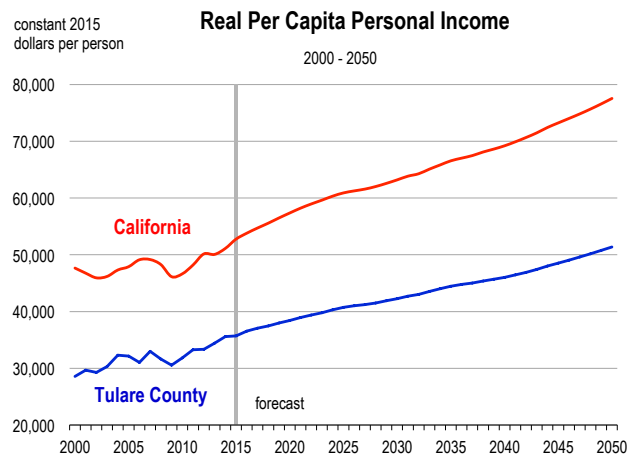
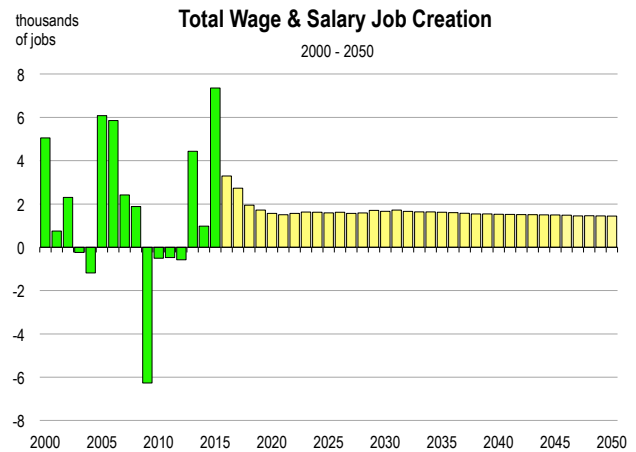
In 2015, employment across Northern California increased by 3.3 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.1 percent. In Tulare County, 7,400 total wage and salary jobs were gained, representing a growth rate of 4.9 percent. The unemployment rate, while still very high, improved from 13.2 percent in 2014 to 11.7 percent in 2015.

In 2015, the largest employment gains were observed in agriculture (+3,800 jobs), which accounted for more than half of net job creation in the county. Other sectors with large increases were government (+840 jobs), professional and business services (+560 jobs), wholesale and retail trade (+510 jobs), and leisure and hospitality (+510 jobs). Losses were not observed in any major sector.

During the 2010-2015 period, the Tulare County population expanded at a rate of 1.0 percent per year. All of this growth was due to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

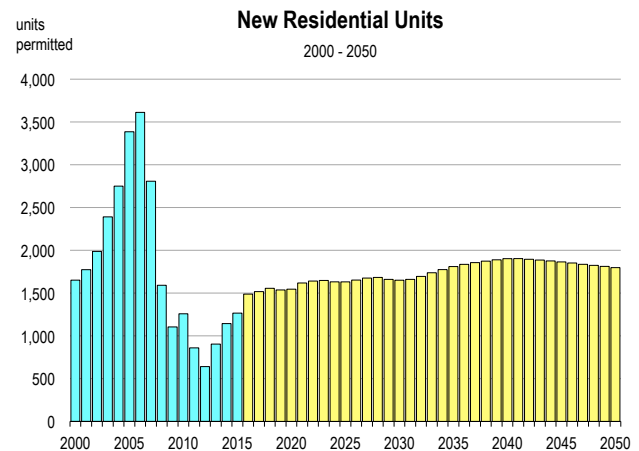
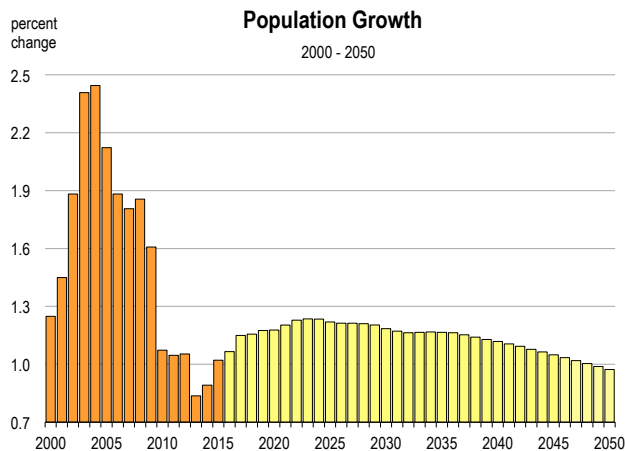
- In 2016, total employment is expected to increase by 2.1 percent. Between 2016 and 2021, total growth will average 1.2 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tulare County, inflation-adjusted salaries are expected to rise by an average of 1.2 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest employment gains will be observed in transportation and utilities, professional and business services, government, education and healthcare, and agriculture. Together, these sectors will account for 71 percent of net job creation in the county.
- In Tulare County, population growth will accelerate, with annual growth in the 2016-2021 period averaging 1.2 percent.
- In 2016, net migration will turn positive. Net migration will then increase, and over the entire 2016-2021 period, an average of 730 net migrants will enter the county each year.
- Over the next five years, an average of 1,700 housing permits will be issued each year. The largest potential development project is Yokohl Ranch, which would be located 15 miles east of Visalia. The project could contain up to 10,000 homes, but construction may not begin until after the year 2021.
- Real income per capita is projected to rise by 2.3 percent in 2016. Between 2016 and 2021, the growth of real income per capita is expected to average 1.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.1 percent per year from 2016 to 2021.
- Industrial production will rise by 3.6 percent in 2016. During the 2016-2021 period, the growth rate of industrial production will average 2.6 percent per year.
- Farm production is forecasted to increase by 0.7 percent per year between 2016 and 2021. The principal commodity in the county is milk.



# Tulare County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

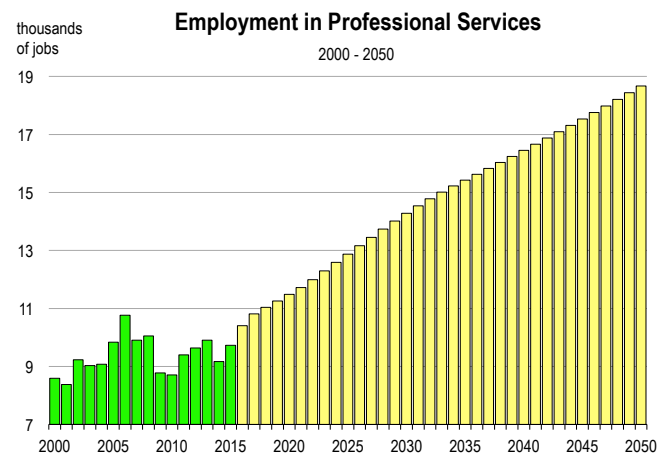
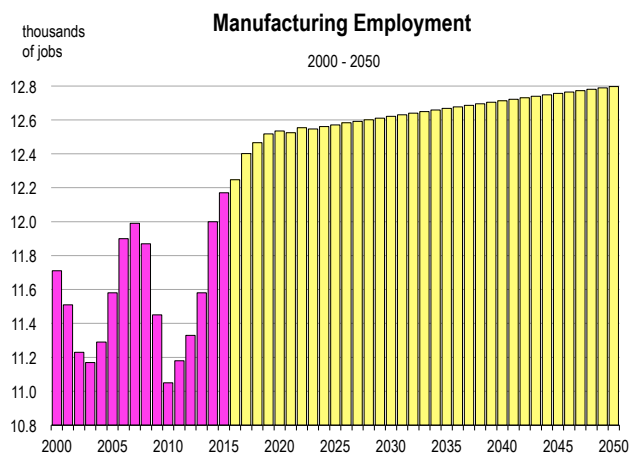
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	443,111	-891	349	130.3	1,259	\$4.5	\$12.8	\$31,819	1.3	5.35	3.29	17.2
2011	447,746	-667	347	131.1	860	\$5.1	\$13.9	\$33,272	2.7	6.03	3.20	17.1
2012	452,461	-484	348	131.9	641	\$5.5	\$14.4	\$33,352	2.7	6.51	3.40	16.2
2013	456,246	-1,129	360	132.6	903	\$5.8	\$15.2	\$34,405	2.3	8.07	3.63	14.4
2014	460,313	-679	367	133.5	1,143	\$6.1	\$16.1	\$35,582	2.8	8.20	3.68	13.2
2015	465,013	-150	377	134.6	1,266	\$6.3	\$16.6	\$35,708	2.6	8.41	3.79	11.7
2016	469,968	198	381	135.8	1,488	\$6.5	\$17.7	\$36,531	2.5	8.44	3.93	11.0
2017	475,371	599	386	137.3	1,517	\$6.8	\$18.8	\$37,044	3.6	8.50	4.05	10.6
2018	480,868	631	391	138.8	1,556	\$7.0	\$19.6	\$37,473	3.5	8.53	4.16	10.6
2019	486,518	725	395	140.4	1,537	\$7.3	\$20.5	\$37,974	2.3	8.61	4.27	10.4
2020	492,247	764	400	141.9	1,546	\$7.5	\$21.5	\$38,439	2.3	8.76	4.36	10.4
2021	498,171	929	404	143.5	1,618	\$7.8	\$22.5	\$38,953	2.3	8.75	4.45	10.4
2022	504,292	1,079	408	145.1	1,641	\$8.0	\$23.5	\$39,386	2.3	8.85	4.57	10.3
2023	510,521	1,146	412	146.7	1,648	\$8.3	\$24.5	\$39,788	2.3	8.88	4.68	10.2
2024	516,822	1,187	417	148.4	1,631	\$8.6	\$25.7	\$40,303	2.6	8.95	4.78	10.1
2025	523,125	1,158	421	150.0	1,631	\$8.9	\$27.0	\$40,743	2.8	9.00	4.89	10.1
2026	529,471	1,175	425	151.7	1,652	\$9.2	\$28.3	\$41,017	2.9	9.06	5.00	10.0
2027	535,893	1,227	429	153.3	1,676	\$9.5	\$29.5	\$41,230	2.9	9.12	5.12	10.0
2028	542,380	1,281	432	155.0	1,683	\$9.8	\$30.9	\$41,519	2.7	9.18	5.26	9.9
2029	548,909	1,296	436	156.7	1,660	\$10.2	\$32.2	\$41,884	2.5	9.24	5.40	9.8
2030	555,411	1,236	440	158.4	1,650	\$10.5	\$33.6	\$42,276	2.4	9.30	5.54	9.8
2031	561,920	1,209	444	160.0	1,660	\$10.9	\$35.1	\$42,711	2.3	9.36	5.69	9.7
2032	568,458	1,210	448	161.7	1,695	\$11.3	\$36.6	\$43,007	2.5	9.43	5.85	9.7
2033	575,084	1,262	452	163.4	1,738	\$11.6	\$38.2	\$43,537	2.1	9.49	6.00	9.6
2034	581,799	1,334	456	165.1	1,774	\$12.0	\$39.9	\$44,016	2.3	9.55	6.16	9.5
2035	588,581	1,385	461	166.9	1,810	\$12.5	\$41.7	\$44,473	2.4	9.62	6.32	9.5
2036	595,429	1,441	465	168.7	1,836	\$12.9	\$43.5	\$44,758	2.8	9.68	6.49	9.4
2037	602,293	1,479	470	170.6	1,856	\$13.4	\$45.5	\$45,021	2.9	9.75	6.66	9.4
2038	609,164	1,502	475	172.4	1,873	\$13.8	\$47.5	\$45,389	2.7	9.82	6.83	9.3
2039	616,040	1,524	481	174.3	1,889	\$14.3	\$49.7	\$45,686	2.9	9.89	7.01	9.3
2040	622,930	1,547	486	176.2	1,902	\$14.8	\$51.9	\$46,022	2.8	9.95	7.19	9.3
2041	629,818	1,557	491	178.1	1,903	\$15.2	\$54.2	\$46,443	2.6	10.02	7.38	9.2
2042	636,704	1,551	497	180.0	1,895	\$15.7	\$56.7	\$46,915	2.5	10.09	7.57	9.2
2043	643,565	1,529	503	181.9	1,886	\$16.2	\$59.2	\$47,428	2.4	10.16	7.77	9.1
2044	650,414	1,502	508	183.8	1,876	\$16.6	\$61.8	\$48,035	2.2	10.23	7.97	9.1
2045	657,237	1,475	514	185.7	1,864	\$17.1	\$64.5	\$48,553	2.4	10.31	8.17	9.0
2046	664,037	1,445	520	187.6	1,852	\$17.6	\$67.3	\$49,070	2.3	10.38	8.38	9.0
2047	670,804	1,414	525	189.5	1,836	\$18.1	\$70.2	\$49,598	2.6	10.45	8.59	9.0
2048	677,538	1,377	531	191.3	1,824	\$18.7	\$73.3	\$50,158	2.6	10.53	8.81	8.9
2049	684,236	1,351	537	193.1	1,812	\$19.2	\$76.6	\$50,758	2.7	10.60	9.04	8.9
2050	690,894	1,321	543	195.0	1,798	\$19.8	\$80.0	\$51,393	2.9	10.68	9.26	8.8

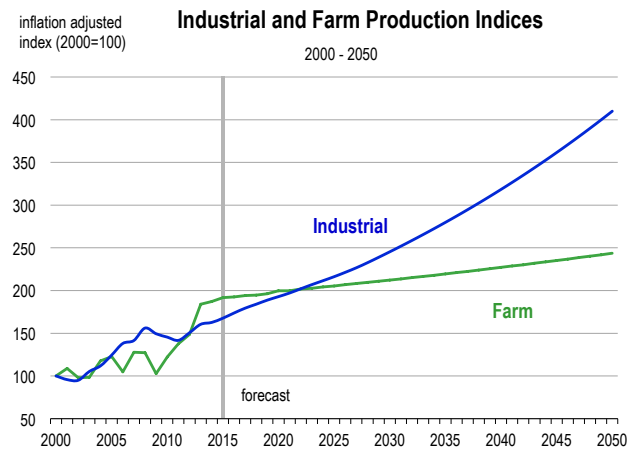
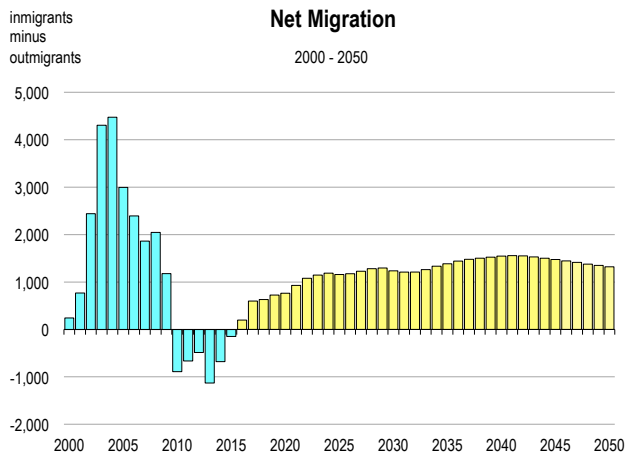
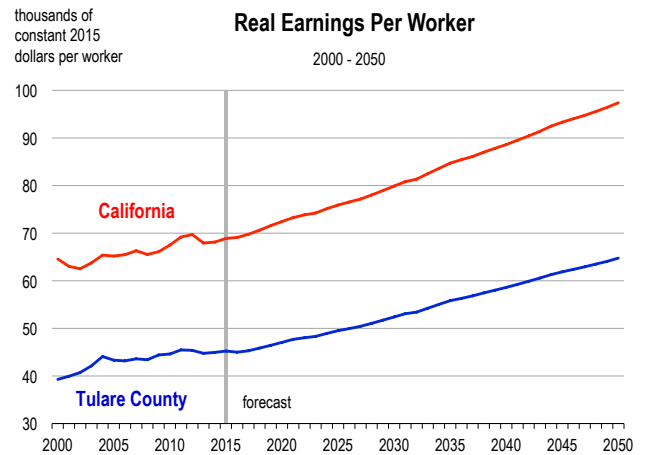
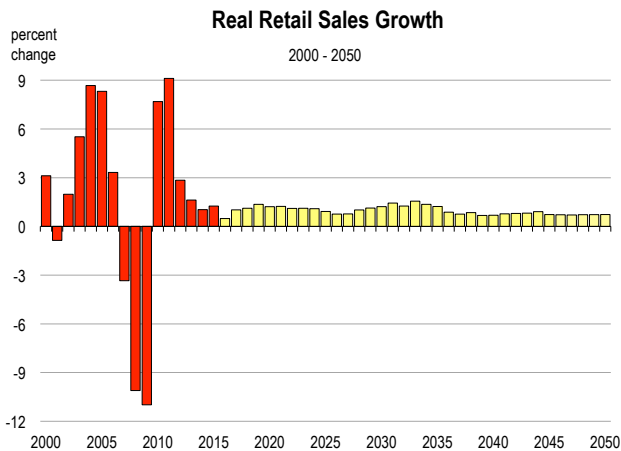


# Tulare County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
employment (thousands of jobs)												
2010	145.3	37.7	3.9	11.1	5.1	18.4	3.8	8.7	1.1	12.5	8.9	31.0
2011	144.8	36.4	3.9	11.2	5.6	18.6	3.8	9.4	1.0	12.4	8.9	30.6
2012	144.2	33.7	4.0	11.3	6.1	19.4	3.8	9.6	0.9	12.1	9.5	30.6
2013	148.6	35.1	4.2	11.6	6.4	20.3	3.8	9.9	0.9	13.3	10.0	30.0
2014	149.6	34.9	4.5	12.0	6.4	20.7	3.9	9.2	0.9	13.7	10.6	29.5
2015	157.0	38.7	4.9	12.2	6.8	21.2	4.1	9.7	1.0	13.7	11.1	30.3
2016	160.3	39.2	5.1	12.2	7.2	21.5	4.1	10.4	1.0	14.1	11.3	30.6
2017	163.0	39.6	5.5	12.4	7.6	21.7	4.1	10.8	1.1	14.3	11.5	30.9
2018	164.9	40.0	5.6	12.5	7.9	21.8	4.2	11.0	1.1	14.5	11.7	31.1
2019	166.7	40.2	5.7	12.5	8.1	21.9	4.2	11.3	1.1	14.8	11.8	31.4
2020	168.2	40.5	5.7	12.5	8.3	22.0	4.3	11.5	1.1	15.1	11.8	31.7
2021	169.7	40.6	5.8	12.5	8.6	22.1	4.3	11.7	1.1	15.4	11.9	31.9
2022	171.3	40.8	5.9	12.6	8.8	22.2	4.3	12.0	1.1	15.7	11.9	32.1
2023	172.9	40.9	6.0	12.5	9.0	22.3	4.4	12.3	1.2	16.0	11.9	32.4
2024	174.5	41.1	6.0	12.6	9.3	22.4	4.4	12.6	1.2	16.4	11.9	32.8
2025	176.1	41.2	6.0	12.6	9.5	22.5	4.5	12.9	1.2	16.7	11.9	33.1
2026	177.8	41.3	6.0	12.6	9.7	22.6	4.5	13.2	1.2	17.0	12.0	33.5
2027	179.3	41.4	6.1	12.6	10.0	22.7	4.6	13.5	1.2	17.3	12.0	33.8
2028	180.9	41.4	6.1	12.6	10.2	22.8	4.6	13.7	1.3	17.6	12.1	34.1
2029	182.6	41.5	6.1	12.6	10.5	22.9	4.7	14.0	1.3	18.0	12.2	34.5
2030	184.3	41.6	6.1	12.6	10.7	23.0	4.7	14.3	1.3	18.3	12.3	34.9
2031	186.0	41.7	6.1	12.6	10.9	23.1	4.8	14.5	1.3	18.7	12.4	35.3
2032	187.6	41.7	6.1	12.6	11.2	23.2	4.8	14.8	1.3	19.0	12.6	35.7
2033	189.3	41.8	6.1	12.6	11.4	23.3	4.9	15.0	1.4	19.3	12.7	36.0
2034	190.9	41.9	6.2	12.7	11.6	23.5	4.9	15.2	1.4	19.7	12.8	36.3
2035	192.5	41.9	6.2	12.7	11.9	23.6	4.9	15.4	1.4	20.0	12.9	36.6
2036	194.1	42.0	6.3	12.7	12.1	23.7	5.0	15.6	1.4	20.3	13.1	36.9
2037	195.7	42.1	6.3	12.7	12.4	23.8	5.0	15.8	1.4	20.6	13.2	37.2
2038	197.2	42.1	6.3	12.7	12.6	23.9	5.1	16.0	1.5	20.9	13.4	37.5
2039	198.8	42.2	6.4	12.7	12.8	24.0	5.1	16.2	1.5	21.3	13.5	37.8
2040	200.3	42.3	6.4	12.7	13.1	24.1	5.1	16.5	1.5	21.6	13.6	38.1
2041	201.8	42.3	6.4	12.7	13.3	24.2	5.2	16.7	1.5	21.9	13.8	38.4
2042	203.3	42.4	6.4	12.7	13.5	24.3	5.2	16.9	1.5	22.2	13.9	38.6
2043	204.8	42.5	6.4	12.7	13.8	24.4	5.3	17.1	1.6	22.5	14.1	38.9
2044	206.3	42.5	6.4	12.7	14.0	24.5	5.3	17.3	1.6	22.8	14.2	39.1
2045	207.8	42.6	6.4	12.8	14.3	24.6	5.3	17.5	1.6	23.1	14.4	39.4
2046	209.3	42.7	6.4	12.8	14.5	24.6	5.4	17.8	1.6	23.4	14.6	39.6
2047	210.8	42.7	6.4	12.8	14.7	24.7	5.4	18.0	1.6	23.7	14.7	39.8
2048	212.2	42.8	6.4	12.8	15.0	24.8	5.5	18.2	1.7	24.0	14.9	40.0
2049	213.7	42.9	6.3	12.8	15.2	24.9	5.5	18.4	1.7	24.3	15.1	40.2
2050	215.1	42.9	6.3	12.8	15.4	25.0	5.5	18.7	1.7	24.6	15.2	40.4





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.1%
Expected job growth:	5.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	13.0%

Expected population growth:	6.0%
Net migration to account for:	12.9%
Expected growth in number of vehicles:	6.0%

### Demographics (2016)

Unemployment rate (April 2016):	10.8%
County rank* in California (58 counties):	35th
Working age (16-64) population:	61.5%

Population with B.A. or higher:	13.5%
Median home selling price (2015):	\$185,000
Median household income:	\$40,697

### Quality of Life

Violent crime rate (2014):	404 per 100,000 persons
County rank* in California (58 counties):	35th
Average commute time to work (2016):	24.0 minutes

High school drop out rate (2015):	8.2%
Households at/below poverty line (2016):	24.1%

\* The county ranked 1st corresponds to the lowest rate in California

# TUOLUMNE COUNTY ECONOMIC FORECAST

Like many other counties in the Sierra Nevada mountain range, most of the land (80 percent) in Tuolumne County is owned by government agencies. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Tuolumne County has a population of 54,500 people and a total of 17,200 wage and salary jobs. The per capita income in Tuolumne County is \$40,827 and the average salary per worker is \$50,784.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 77 percent of all wage and salary jobs. Much of the public sector employment is associated with the Sierra Conservation Center prison. This facility, which is located in Jamestown, houses over 4,300 inmates and employs more than 1,000 guards and support staff.

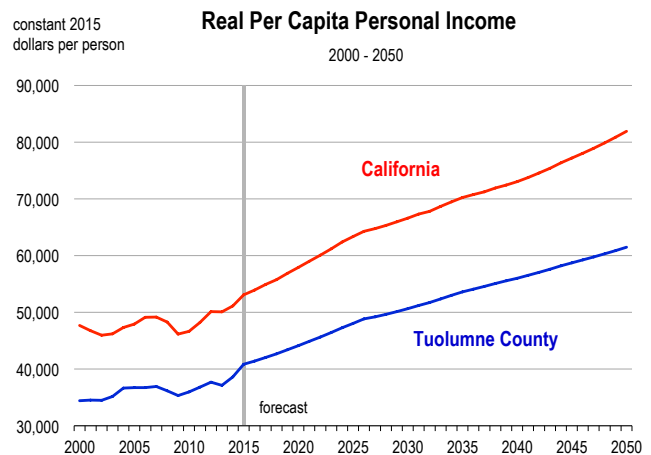
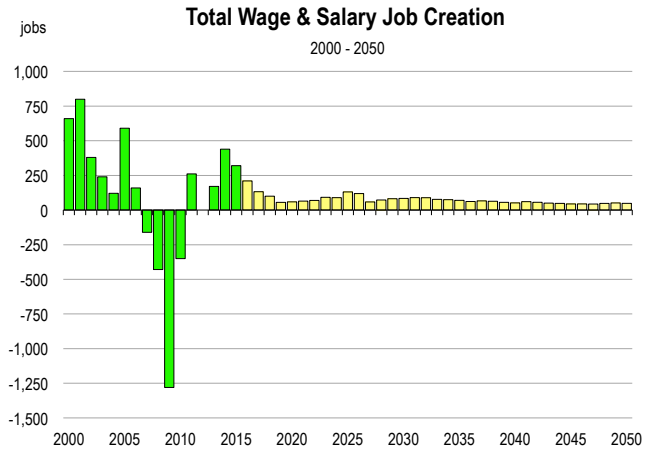
In 2015, Tuolumne County gained 320 wage and salary jobs, representing a growth rate of 1.9 percent. The unemployment rate improved substantially, falling from 8.6 percent in 2014 to 7.1 percent in 2015.

During 2015, the largest gains were observed in wholesale and retail trade (+190 jobs), construction (+50 jobs), education and healthcare (+40 jobs), and government (+30 jobs). The largest declines were in financial activities (-30 jobs).

Between 2010 and 2015, the population of Tuolumne County declined at an average rate of 0.2 percent per year. The region gained an average of 40 people per year through net migration, but lost 190 people per year through the natural decrease (deaths outnumbering births). Over the forecast period, the natural decrease will persist, but net migration will largely remain positive.

## FORECAST HIGHLIGHTS

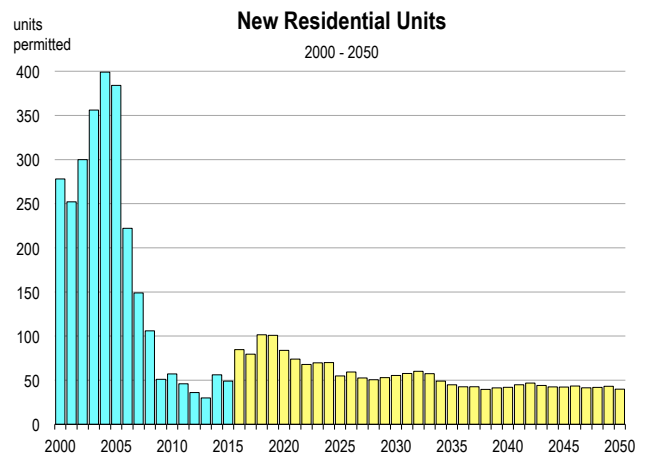
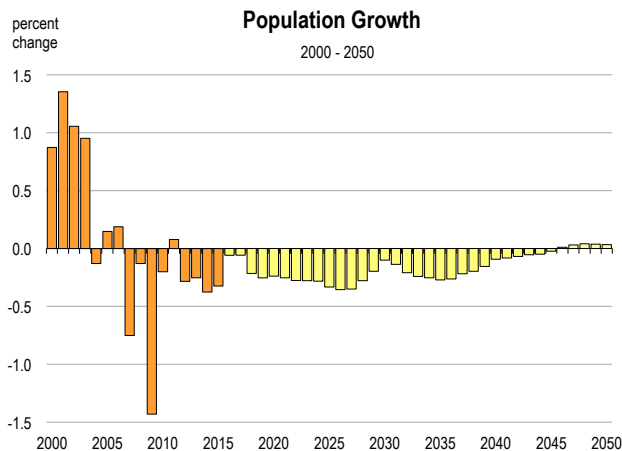
- Total wage and salary employment is expected to increase by 1.2 percent in 2016. From 2016 to 2021, job growth will average 0.5 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tuolumne County, inflation-adjusted salaries are expected to increase by 1.7 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest job gains are expected to occur in wholesale and retail trade, education and healthcare, and government. Together, these sectors will account for 79 percent of net job creation in the county.
- The population will decline slightly over the next five years, falling at an annual average rate of 0.2 percent.
- Net migration is expected to be positive over the forecast period. Between 2016 and 2021, an average of 60 net migrants will enter the county each year.
- Real income per capita will increase by 1.4 percent in 2016. From 2016 to 2021, the growth in real income per capita will average 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.1 percent per year between 2016 and 2021.
- Industrial production will increase by 6.5 percent in 2016. Between 2016 and 2021, the growth rate of industrial production will average 3.3 percent.



# Tuolumne County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	55,147	13	74.8	22.2	57	\$0.53	\$1.80	\$35,969	1.3	21.4	274.4	15.2
2011	55,190	203	74.3	22.2	46	\$0.58	\$1.90	\$36,822	2.7	23.1	339.2	14.5
2012	55,033	0	72.6	22.2	36	\$0.59	\$1.98	\$37,683	2.7	23.6	298.0	13.0
2013	54,894	0	74.7	22.2	30	\$0.61	\$1.97	\$37,144	2.3	23.3	303.1	10.8
2014	54,688	0	75.7	22.2	56	\$0.62	\$2.08	\$38,589	2.8	29.6	283.3	8.6
2015	54,511	0	76.9	22.3	49	\$0.64	\$2.23	\$40,827	2.6	27.7	326.3	7.1
2016	54,479	158	77.2	22.3	85	\$0.67	\$2.31	\$41,407	2.7	27.3	347.4	5.7
2017	54,448	151	77.1	22.4	79	\$0.70	\$2.42	\$42,041	3.4	26.9	358.7	5.3
2018	54,330	57	76.9	22.4	101	\$0.73	\$2.54	\$42,702	3.4	26.6	376.8	5.5
2019	54,193	31	76.8	22.5	101	\$0.76	\$2.65	\$43,413	3.0	26.4	387.2	5.5
2020	54,063	35	76.7	22.6	84	\$0.79	\$2.76	\$44,122	3.0	26.2	398.8	5.6
2021	53,926	25	76.3	22.7	74	\$0.82	\$2.87	\$44,876	2.9	26.1	408.8	5.5
2022	53,778	11	75.8	22.7	68	\$0.85	\$2.99	\$45,649	2.9	25.9	416.4	5.4
2023	53,628	7	75.4	22.8	70	\$0.88	\$3.12	\$46,449	2.8	25.7	425.1	5.3
2024	53,477	3	74.9	22.9	70	\$0.91	\$3.24	\$47,270	2.6	25.7	433.2	5.2
2025	53,299	-25	74.5	22.9	55	\$0.95	\$3.36	\$48,062	2.5	25.6	441.2	5.1
2026	53,110	-36	74.0	23.0	59	\$0.98	\$3.48	\$48,848	2.5	25.5	450.1	5.0
2027	52,924	-28	73.6	23.0	53	\$1.01	\$3.59	\$49,215	2.9	24.9	460.0	5.0
2028	52,777	14	73.2	23.0	51	\$1.05	\$3.70	\$49,640	2.7	24.5	470.8	4.9
2029	52,673	59	73.0	23.1	53	\$1.08	\$3.82	\$50,141	2.5	24.2	482.3	4.9
2030	52,620	111	72.7	23.1	55	\$1.12	\$3.94	\$50,651	2.4	24.0	494.0	4.9
2031	52,548	94	72.3	23.2	58	\$1.16	\$4.06	\$51,212	2.3	23.8	506.0	4.9
2032	52,438	57	72.0	23.2	60	\$1.20	\$4.18	\$51,716	2.5	23.5	518.1	4.9
2033	52,312	42	71.6	23.3	57	\$1.24	\$4.31	\$52,365	2.1	23.4	530.5	4.9
2034	52,179	38	71.4	23.3	49	\$1.28	\$4.44	\$52,987	2.3	23.3	543.2	4.9
2035	52,038	31	71.0	23.4	45	\$1.33	\$4.58	\$53,603	2.4	23.1	556.2	4.9
2036	51,901	37	70.8	23.4	43	\$1.37	\$4.72	\$54,093	2.8	22.7	569.6	4.9
2037	51,788	62	70.7	23.4	43	\$1.42	\$4.88	\$54,561	2.9	22.4	583.2	4.9
2038	51,686	75	70.6	23.5	40	\$1.46	\$5.04	\$55,092	2.7	22.1	597.2	4.9
2039	51,606	98	70.5	23.5	41	\$1.51	\$5.22	\$55,552	2.9	21.8	611.6	4.9
2040	51,558	131	70.5	23.5	42	\$1.55	\$5.39	\$56,007	2.8	21.5	626.4	4.9
2041	51,516	138	70.5	23.6	45	\$1.60	\$5.57	\$56,522	2.6	21.2	641.6	4.9
2042	51,481	140	70.7	23.6	47	\$1.65	\$5.74	\$57,055	2.5	21.0	657.2	4.9
2043	51,453	151	70.7	23.6	44	\$1.69	\$5.92	\$57,597	2.4	20.8	673.1	4.9
2044	51,428	154	70.7	23.7	42	\$1.74	\$6.10	\$58,193	2.2	20.7	689.5	4.9
2045	51,416	167	70.7	23.7	42	\$1.78	\$6.29	\$58,710	2.4	20.5	706.3	4.9
2046	51,421	185	70.6	23.7	43	\$1.83	\$6.48	\$59,236	2.3	20.3	723.6	4.9
2047	51,437	194	70.7	23.8	41	\$1.88	\$6.67	\$59,756	2.3	20.1	741.3	4.9
2048	51,458	198	70.9	23.8	42	\$1.93	\$6.88	\$60,302	2.3	20.0	759.5	4.9
2049	51,477	199	70.9	23.8	43	\$1.98	\$7.09	\$60,874	2.3	19.8	778.2	4.9
2050	51,495	201	70.8	23.9	40	\$2.03	\$7.32	\$61,465	2.3	19.7	797.4	4.9

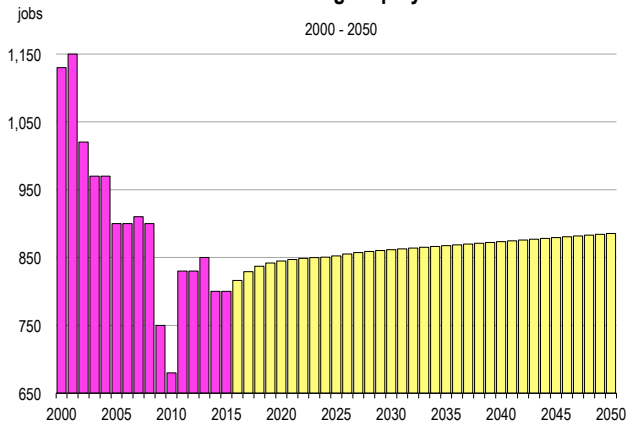


# Tuolumne County Employment Forecast

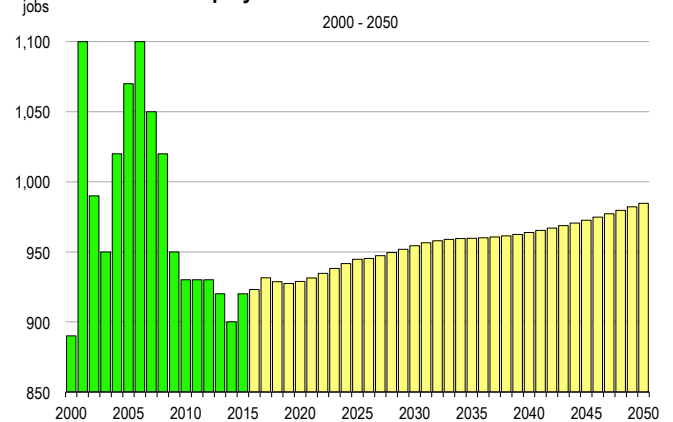
## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	16.05	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.88	2.04	5.31
2011	16.31	0.06	0.51	0.83	0.19	2.23	0.51	0.93	0.21	3.02	2.06	5.17
2012	16.31	0.05	0.51	0.83	0.21	2.28	0.52	0.93	0.21	2.98	1.98	5.23
2013	16.48	0.05	0.49	0.85	0.22	2.30	0.55	0.92	0.21	2.94	2.13	5.22
2014	16.92	0.06	0.51	0.80	0.23	2.46	0.54	0.90	0.22	3.00	2.16	5.40
2015	17.24	0.06	0.56	0.80	0.24	2.65	0.51	0.92	0.21	3.04	2.15	5.43
2016	17.45	0.06	0.56	0.82	0.24	2.67	0.51	0.92	0.21	3.05	2.16	5.56
2017	17.58	0.06	0.57	0.83	0.25	2.68	0.51	0.93	0.22	3.08	2.16	5.61
2018	17.68	0.06	0.59	0.84	0.25	2.68	0.51	0.93	0.22	3.10	2.16	5.64
2019	17.74	0.06	0.59	0.84	0.25	2.70	0.51	0.93	0.22	3.13	2.16	5.64
2020	17.80	0.06	0.57	0.84	0.25	2.71	0.52	0.93	0.22	3.16	2.16	5.67
2021	17.86	0.06	0.57	0.85	0.24	2.72	0.52	0.93	0.22	3.18	2.16	5.70
2022	17.93	0.06	0.56	0.85	0.24	2.73	0.52	0.93	0.22	3.20	2.15	5.73
2023	18.02	0.06	0.56	0.85	0.24	2.74	0.52	0.94	0.23	3.24	2.15	5.78
2024	18.11	0.06	0.56	0.85	0.24	2.75	0.52	0.94	0.23	3.27	2.15	5.82
2025	18.24	0.06	0.55	0.85	0.24	2.76	0.52	0.94	0.23	3.31	2.14	5.90
2026	18.36	0.05	0.56	0.86	0.23	2.77	0.53	0.95	0.23	3.34	2.14	5.96
2027	18.42	0.05	0.55	0.86	0.24	2.78	0.53	0.95	0.23	3.37	2.14	5.98
2028	18.49	0.05	0.55	0.86	0.24	2.78	0.53	0.95	0.23	3.41	2.15	6.00
2029	18.57	0.05	0.55	0.86	0.24	2.79	0.53	0.95	0.24	3.45	2.15	6.02
2030	18.66	0.05	0.55	0.86	0.24	2.80	0.53	0.95	0.24	3.49	2.15	6.04
2031	18.75	0.05	0.56	0.86	0.24	2.82	0.53	0.96	0.24	3.53	2.16	6.07
2032	18.84	0.05	0.56	0.86	0.25	2.83	0.53	0.96	0.24	3.57	2.16	6.09
2033	18.91	0.05	0.56	0.87	0.25	2.84	0.53	0.96	0.24	3.61	2.16	6.11
2034	18.99	0.05	0.55	0.87	0.25	2.85	0.53	0.96	0.24	3.65	2.17	6.13
2035	19.06	0.05	0.55	0.87	0.25	2.86	0.53	0.96	0.24	3.68	2.17	6.15
2036	19.12	0.05	0.55	0.87	0.26	2.87	0.53	0.96	0.24	3.71	2.18	6.17
2037	19.19	0.05	0.55	0.87	0.26	2.88	0.53	0.96	0.25	3.74	2.18	6.19
2038	19.25	0.05	0.54	0.87	0.26	2.88	0.53	0.96	0.25	3.77	2.18	6.21
2039	19.31	0.05	0.54	0.87	0.26	2.89	0.53	0.96	0.25	3.80	2.19	6.23
2040	19.36	0.05	0.55	0.87	0.27	2.89	0.53	0.96	0.25	3.82	2.19	6.25
2041	19.42	0.05	0.55	0.87	0.27	2.90	0.53	0.97	0.25	3.83	2.20	6.27
2042	19.47	0.04	0.55	0.88	0.27	2.90	0.53	0.97	0.25	3.84	2.20	6.30
2043	19.52	0.04	0.55	0.88	0.28	2.91	0.53	0.97	0.25	3.85	2.21	6.32
2044	19.57	0.04	0.55	0.88	0.28	2.91	0.53	0.97	0.25	3.86	2.21	6.35
2045	19.62	0.04	0.55	0.88	0.28	2.92	0.53	0.97	0.26	3.86	2.22	6.37
2046	19.66	0.04	0.55	0.88	0.29	2.92	0.53	0.97	0.26	3.86	2.22	6.40
2047	19.70	0.04	0.54	0.88	0.29	2.93	0.53	0.98	0.26	3.86	2.23	6.42
2048	19.75	0.04	0.54	0.88	0.30	2.93	0.53	0.98	0.26	3.86	2.24	6.45
2049	19.80	0.04	0.55	0.88	0.30	2.94	0.53	0.98	0.26	3.86	2.24	6.48
2050	19.85	0.04	0.54	0.89	0.30	2.94	0.54	0.98	0.26	3.87	2.25	6.50

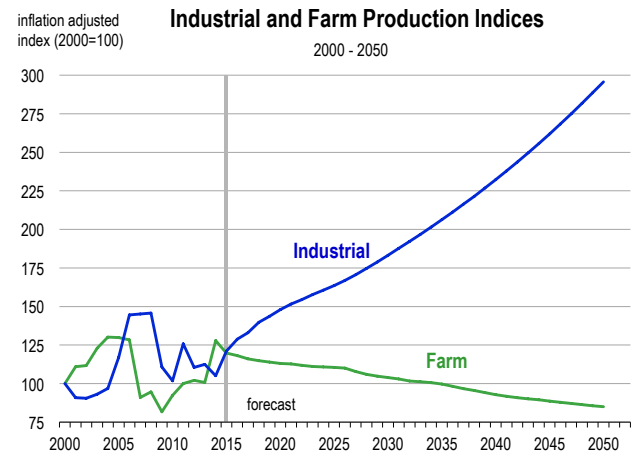
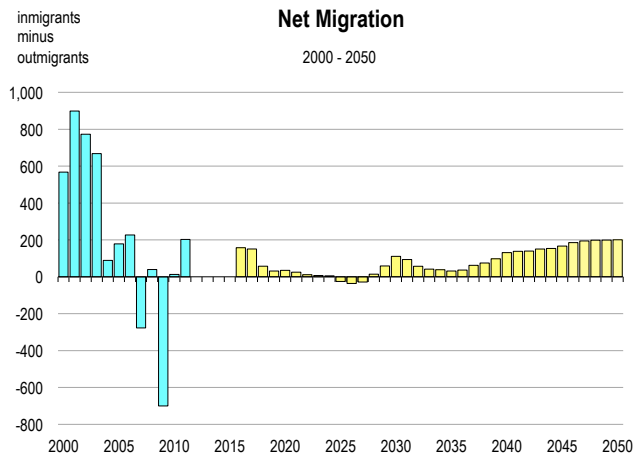
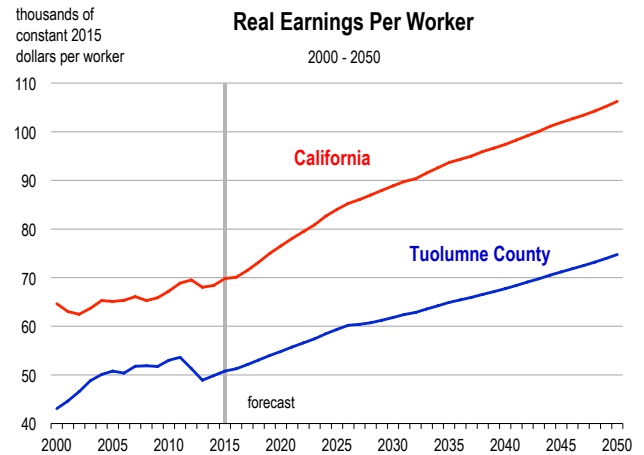
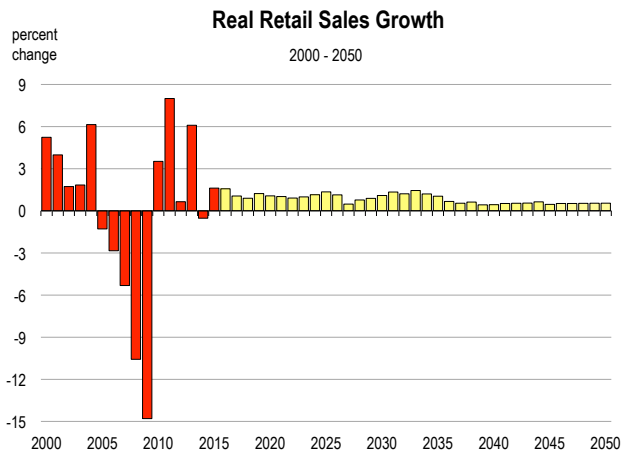
**Manufacturing Employment**



**Employment in Professional Services**







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.4%
Expected job growth:	2.4%
Fastest growing jobs sector:	Information
Expected personal income growth:	7.3%

Expected population growth:	-1.0%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-1.1%

### Demographics (2016)

Unemployment rate (April 2016):	6.3%
County rank* in California (58 counties):	30th
Working age (16-64) population:	61.4%

Population with B.A. degree or higher:	19.7%
Median home selling price (2015):	\$205,00
Median household income:	\$49,783

### Quality of Life

Violent crime rate (2014):	276 per 100,000 persons
County rank* in California (58 counties):	15th
Average commute time to work (2016):	24.0 minutes

High School drop out rate (2015):	4.8%
Households at/below poverty line (2016):	10.7%

\* The county ranked 1st corresponds to the lowest rate in California

# VENTURA COUNTY ECONOMIC FORECAST

Ventura County has a population of 853,000 people and a total of 321,300 wage and salary jobs. The average salary per worker is \$63,155 and the income per capita is \$51,761.

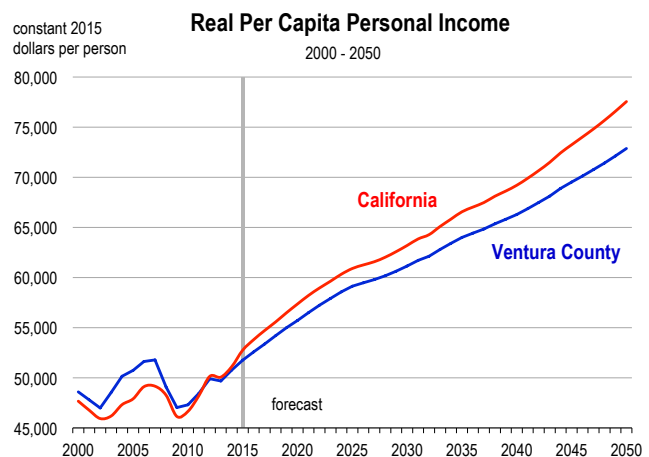
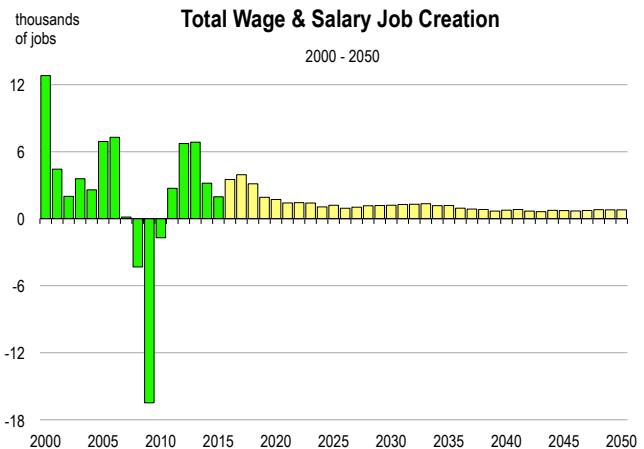
In 2015, total employment increased by 2.6 percent across Southern California. Ventura County added 2,000 jobs, representing an increase of 0.6 percent. The unemployment rate improved substantially, dropping from 6.7 percent in 2014 to 5.7 percent in 2015.

In 2015, the largest employment gains were observed in government (+1,300 jobs), leisure and hospitality (+1,100 jobs), and education and healthcare (+1,100 jobs). A number of sectors experienced job losses, including financial activities (-900 jobs), professional and business services (-400 jobs), mining and natural resources (-300 jobs), and manufacturing (-200 jobs).

From 2010-2015, the Ventura County population increased at an annual average rate of 0.7 percent. This growth was almost entirely due to the natural increase (new births), as net migration was very low.

## FORECAST HIGHLIGHTS

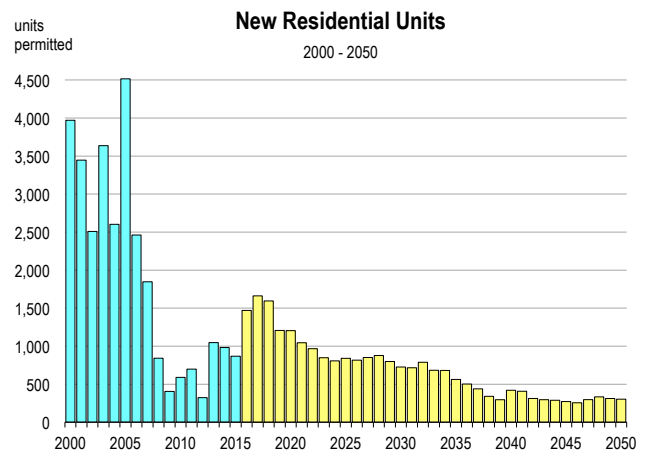
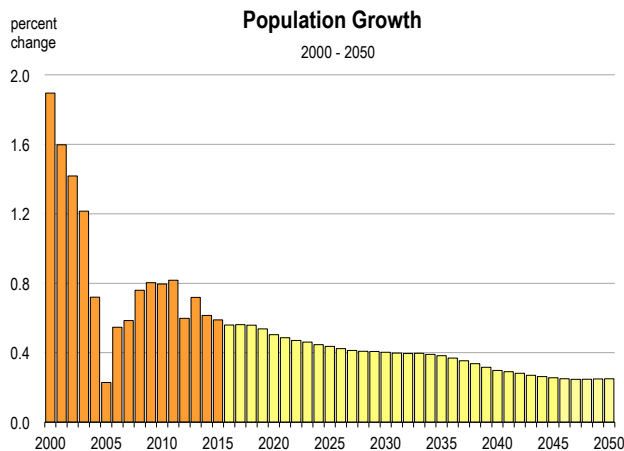
- In 2016, total employment will increase by 1.1 percent. Over the 2016-2021 period, the annual growth rate is expected to average 0.7 percent per year.
- Average salaries are currently below the California state average, and will remain so throughout the forecast period. In Ventura County, inflation-adjusted salaries will rise at an average rate of 0.9 percent per year from 2016 to 2021.
- Employment growth is expected to be strongest in leisure and hospitality, education and healthcare, wholesale and retail trade, and professional services. Together, these sectors will account for 80 percent of net job creation over the 2016-2021 period.
- Population growth will be slow over the forecast period. Between 2016 and 2021, growth will average just 0.5 percent per year. The natural increase (new births) will be responsible for all of this growth.
- Net migration will be negative over the forecast horizon. Between 2016 and 2021, an average of 480 net migrants will leave the county each year.
- Real per capita income will rise by 1.6 percent in 2016. An annual average increase of 1.4 percent is expected from 2016 to 2021.
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.7 percent per year from 2016 to 2021.
- Industrial production is expected to rise by 1.9 percent in 2016. From 2016 to 2021, the growth rate of industrial production will average 1.3 percent per year.
- Farm production is forecasted to increase by 0.7 percent per year between 2016 and 2021. The principal crop in the county is the strawberry.



# Ventura County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

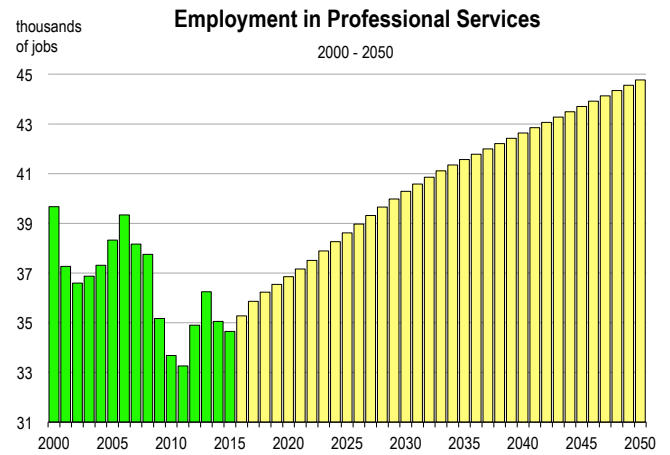
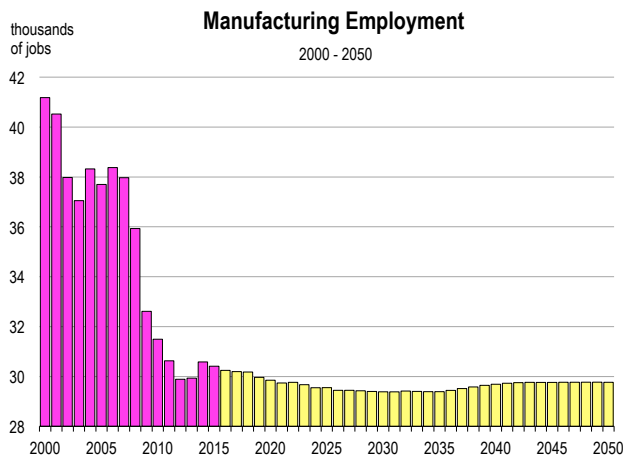
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	825,061	276	754	266.9	590	\$10.2	\$36.0	\$47,296	1.2	2.01	8.1	10.8
2011	831,810	803	750	267.5	697	\$11.0	\$38.2	\$48,432	2.7	1.95	7.9	10.2
2012	836,787	-542	751	268.0	322	\$12.0	\$40.4	\$49,897	2.0	2.03	8.0	9.1
2013	842,796	846	768	268.7	1,048	\$12.8	\$40.9	\$49,678	1.1	2.14	8.0	7.9
2014	847,972	101	776	269.8	981	\$13.6	\$42.7	\$50,754	1.3	2.16	8.1	6.7
2015	852,964	-103	784	270.9	867	\$14.0	\$44.2	\$51,761	0.9	2.18	8.1	5.7
2016	857,737	-190	795	271.7	1,470	\$14.6	\$45.9	\$52,577	1.9	2.22	8.3	4.9
2017	862,554	-193	804	273.1	1,661	\$15.3	\$48.3	\$53,378	3.0	2.25	8.4	4.6
2018	867,372	-250	813	274.7	1,595	\$16.1	\$50.8	\$54,215	2.9	2.26	8.5	4.5
2019	872,033	-483	821	276.2	1,207	\$16.6	\$52.6	\$54,993	1.6	2.28	8.6	4.5
2020	876,426	-789	829	277.3	1,204	\$17.2	\$54.4	\$55,724	1.6	2.30	8.7	4.5
2021	880,688	-965	836	278.5	1,045	\$17.7	\$56.4	\$56,497	1.6	2.30	8.8	4.5
2022	884,833	-1,132	843	279.5	966	\$18.2	\$58.3	\$57,229	1.6	2.31	9.0	4.5
2023	888,914	-1,225	849	280.4	848	\$18.8	\$60.2	\$57,917	1.6	2.31	9.1	4.4
2024	892,882	-1,369	854	281.2	807	\$19.4	\$62.4	\$58,584	1.9	2.31	9.2	4.3
2025	896,780	-1,448	859	281.9	840	\$20.0	\$64.6	\$59,138	2.1	2.32	9.3	4.2
2026	900,578	-1,540	861	282.7	816	\$20.5	\$66.7	\$59,488	2.2	2.32	9.5	4.2
2027	904,299	-1,594	863	283.5	851	\$21.1	\$68.8	\$59,786	2.2	2.32	9.6	4.2
2028	907,992	-1,601	866	284.3	877	\$21.8	\$70.9	\$60,177	2.0	2.32	9.8	4.2
2029	911,690	-1,586	870	285.1	798	\$22.5	\$73.0	\$60,641	1.8	2.32	10.0	4.1
2030	915,361	-1,608	874	285.9	726	\$23.3	\$75.2	\$61,155	1.7	2.32	10.2	4.1
2031	919,003	-1,642	879	286.6	716	\$24.1	\$77.4	\$61,717	1.6	2.32	10.4	4.1
2032	922,636	-1,662	883	287.2	788	\$25.0	\$79.7	\$62,133	1.8	2.32	10.7	4.1
2033	926,296	-1,645	889	288.0	683	\$25.9	\$82.0	\$62,809	1.4	2.32	10.9	4.0
2034	929,913	-1,691	894	288.6	681	\$26.8	\$84.5	\$63,413	1.6	2.32	11.1	4.0
2035	933,474	-1,716	899	289.3	562	\$27.8	\$87.1	\$64,013	1.7	2.32	11.4	4.0
2036	936,920	-1,804	903	289.8	502	\$28.6	\$89.8	\$64,426	2.1	2.32	11.6	4.0
2037	940,233	-1,890	906	290.3	438	\$29.5	\$92.7	\$64,831	2.2	2.32	11.9	4.0
2038	943,401	-1,970	911	290.7	340	\$30.4	\$95.7	\$65,373	2.0	2.32	12.2	3.9
2039	946,384	-2,077	915	291.0	295	\$31.3	\$98.8	\$65,816	2.2	2.32	12.4	3.9
2040	949,205	-2,153	920	291.3	420	\$32.2	\$101.9	\$66,293	2.1	2.32	12.7	4.0
2041	951,965	-2,143	925	291.7	407	\$33.1	\$105.1	\$66,876	1.9	2.32	13.0	4.0
2042	954,646	-2,163	930	292.1	312	\$34.0	\$108.3	\$67,485	1.8	2.32	13.3	4.0
2043	957,225	-2,218	936	292.4	296	\$34.9	\$111.5	\$68,133	1.7	2.32	13.6	4.0
2044	959,740	-2,241	942	292.6	289	\$35.8	\$114.7	\$68,885	1.5	2.32	13.9	4.0
2045	962,196	-2,265	948	292.9	271	\$36.7	\$118.1	\$69,516	1.7	2.32	14.2	4.0
2046	964,603	-2,288	953	293.2	255	\$37.6	\$121.4	\$70,138	1.6	2.33	14.5	4.0
2047	966,984	-2,300	958	293.4	297	\$38.6	\$125.1	\$70,762	1.9	2.33	14.8	4.0
2048	969,376	-2,286	964	293.7	333	\$39.7	\$129.0	\$71,432	1.9	2.33	15.1	4.0
2049	971,791	-2,265	970	294.0	312	\$40.8	\$133.3	\$72,135	2.0	2.33	15.4	4.0
2050	974,220	-2,256	975	294.3	303	\$42.1	\$137.9	\$72,865	2.2	2.33	15.7	4.0

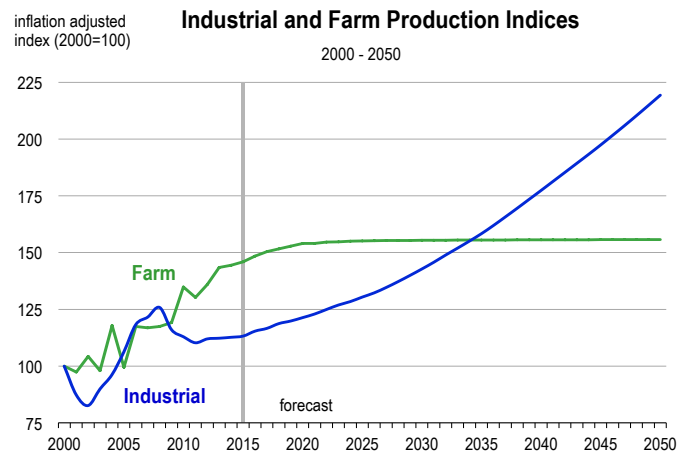
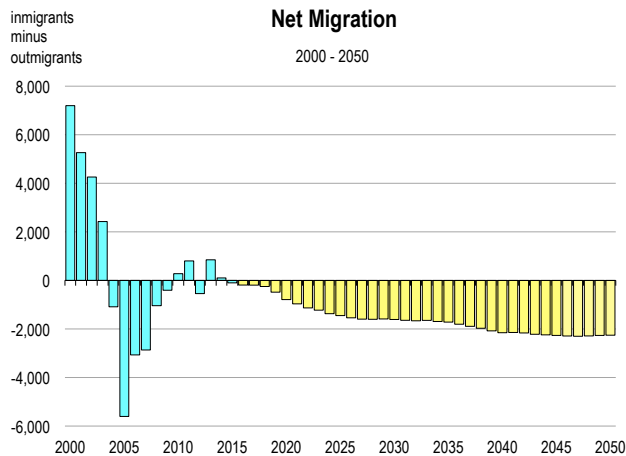
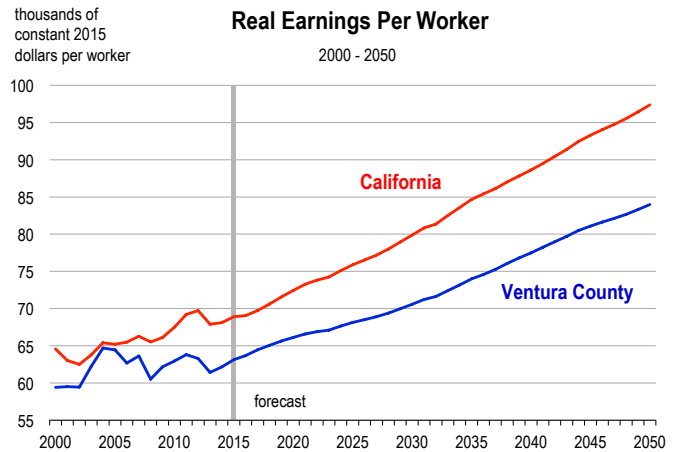
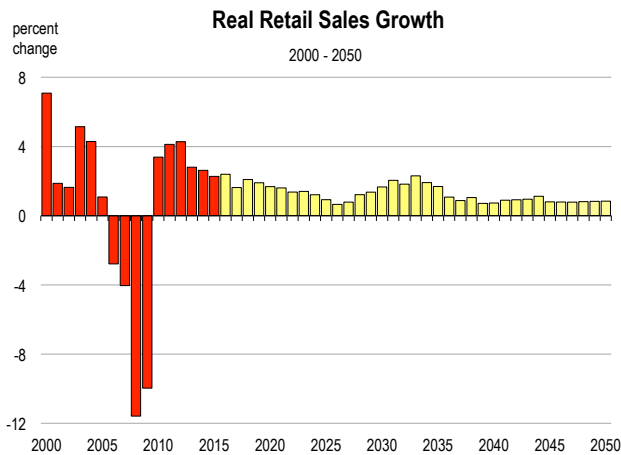


# Ventura County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	299.9	24.43	11.3	31.5	5.3	47.8	20.3	33.7	5.1	35.5	30.3	44.2
2011	302.6	25.24	11.3	30.6	5.5	48.8	20.4	33.3	4.9	36.3	31.4	44.4
2012	309.4	27.09	11.8	29.9	5.7	49.9	19.6	34.9	5.2	38.2	32.8	43.6
2013	316.2	27.44	12.6	29.9	5.9	51.4	18.9	36.3	5.2	40.4	33.8	43.6
2014	319.4	26.46	13.7	30.6	6.0	52.0	18.7	35.1	5.3	41.6	34.8	44.0
2015	321.3	26.49	14.2	30.4	6.0	52.3	17.8	34.7	5.1	42.7	35.9	45.3
2016	324.8	26.74	14.6	30.2	6.0	52.9	17.6	35.3	5.1	43.6	36.3	45.7
2017	328.8	26.99	15.4	30.2	6.0	53.4	17.7	35.9	5.1	44.4	36.9	46.0
2018	331.9	27.15	15.7	30.2	6.1	53.9	17.8	36.2	5.1	45.2	37.5	46.2
2019	333.8	27.32	15.6	30.0	6.1	54.2	17.6	36.5	5.1	46.1	37.9	46.5
2020	335.5	27.50	15.4	29.8	6.1	54.6	17.4	36.9	5.1	47.0	38.1	46.7
2021	336.9	27.50	15.4	29.7	6.1	54.9	16.9	37.2	5.2	47.8	38.3	46.8
2022	338.4	27.59	15.3	29.8	6.2	55.2	16.4	37.5	5.2	48.6	38.4	47.0
2023	339.8	27.60	15.3	29.7	6.2	55.5	16.1	37.9	5.2	49.5	38.5	47.2
2024	340.8	27.64	15.3	29.5	6.2	55.7	15.6	38.3	5.3	50.2	38.6	47.3
2025	342.0	27.65	15.3	29.6	6.2	55.9	15.1	38.6	5.3	51.0	38.7	47.4
2026	343.0	27.67	15.4	29.4	6.3	56.0	14.6	39.0	5.4	51.6	38.8	47.5
2027	344.0	27.68	15.5	29.4	6.3	56.2	14.1	39.3	5.4	52.2	39.0	47.6
2028	345.2	27.69	15.6	29.4	6.3	56.4	13.6	39.7	5.4	52.8	39.3	47.6
2029	346.4	27.69	15.6	29.4	6.3	56.7	13.2	40.0	5.5	53.3	39.5	47.7
2030	347.6	27.70	15.6	29.4	6.4	57.1	12.7	40.3	5.5	53.8	39.8	47.8
2031	348.8	27.70	15.7	29.4	6.4	57.5	12.4	40.6	5.6	54.2	40.1	47.9
2032	350.1	27.71	15.8	29.4	6.4	57.9	12.0	40.9	5.6	54.6	40.4	48.0
2033	351.5	27.71	15.8	29.4	6.5	58.5	11.7	41.1	5.6	54.9	40.7	48.1
2034	352.6	27.71	15.8	29.4	6.5	58.9	11.4	41.3	5.7	55.2	41.0	48.2
2035	353.8	27.72	15.8	29.4	6.5	59.3	11.2	41.6	5.7	55.6	41.2	48.4
2036	354.8	27.72	15.7	29.4	6.5	59.5	10.9	41.8	5.7	55.8	41.5	48.5
2037	355.6	27.72	15.7	29.5	6.6	59.8	10.7	42.0	5.7	56.0	41.8	48.6
2038	356.4	27.72	15.6	29.6	6.6	60.0	10.4	42.2	5.8	56.2	42.0	48.7
2039	357.1	27.72	15.6	29.6	6.6	60.2	10.1	42.4	5.8	56.3	42.3	48.8
2040	357.9	27.73	15.6	29.7	6.6	60.4	9.9	42.6	5.8	56.4	42.6	48.9
2041	358.7	27.73	15.7	29.7	6.7	60.6	9.7	42.8	5.9	56.5	42.8	49.0
2042	359.4	27.73	15.7	29.8	6.7	60.8	9.4	43.1	5.9	56.6	43.1	49.1
2043	360.0	27.73	15.6	29.8	6.7	61.0	9.2	43.3	5.9	56.6	43.3	49.2
2044	360.8	27.73	15.6	29.8	6.7	61.3	8.9	43.5	5.9	56.7	43.5	49.3
2045	361.5	27.74	15.6	29.8	6.8	61.5	8.7	43.7	6.0	56.8	43.8	49.5
2046	362.2	27.74	15.6	29.8	6.8	61.6	8.5	43.9	6.0	56.9	44.0	49.6
2047	362.9	27.74	15.6	29.8	6.8	61.8	8.3	44.1	6.0	57.0	44.3	49.7
2048	363.7	27.74	15.7	29.8	6.8	62.0	8.2	44.3	6.1	57.1	44.5	49.8
2049	364.5	27.75	15.7	29.8	6.9	62.2	8.0	44.6	6.1	57.1	44.8	49.9
2050	365.3	27.75	15.7	29.8	6.9	62.4	7.9	44.8	6.1	57.2	45.0	50.1





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	9.2%
Expected job growth:	3.7%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	10.3%

Expected population growth:	2.7%
Net migration to account for:	0%
Expected growth in number of vehicles:	5.2%

### Demographics (2016)

Unemployment rate (April 2016):	4.8%
County rank* in California (58 counties):	17th
Working age (16-64) population:	64.9%

Population with B.A. or higher:	31.3%
Median home selling price (2015):	\$494,900
Median household income:	\$81,785

### Quality of Life

Violent crime rate (2014):	197 per 100,000 persons
County rank* in California (58 counties):	6th
Average commute time to work (2016):	28.0 minutes

High school drop out rate (2015):	9.3%
Households at/below poverty line (2016):	8.2%

\* The county ranked 1st corresponds to the lowest rate in California

# YOLO COUNTY ECONOMIC FORECAST

Yolo County, home to the University of California at Davis, is bordered by Sacramento County to the east and Napa County to the west. Yolo County has a population of 212,700 people and a total of 102,600 wage and salary jobs. The per capita income in Yolo County is \$46,075 and the average salary per worker is \$67,419.

Agriculture plays a significant role in the Yolo County economy. In recent years, total agricultural output has exceeded \$700 million. Tomatoes are the dominant crop, followed by wine grapes, almonds, rice, and walnuts. And because of its proximity to Sacramento – the state’s capital – Yolo County has a large number of government jobs.

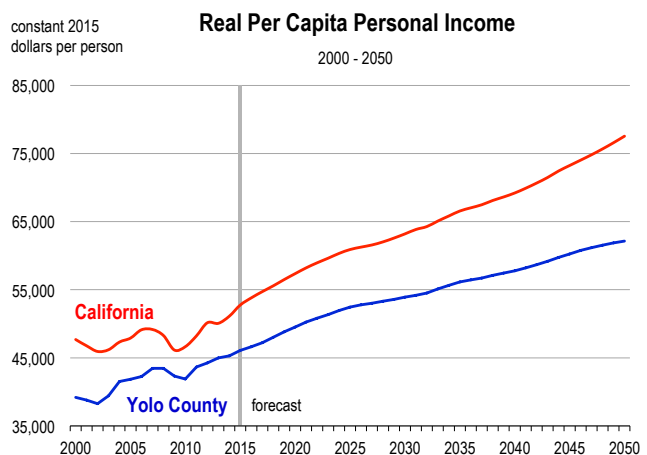
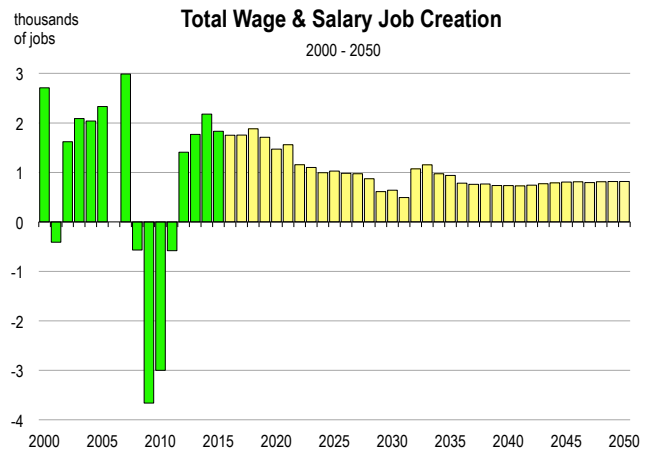
Employment across Northern California increased by 3.3 percent in 2015, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.5 percent. In Yolo County, 1,800 total wage and salary jobs were created, representing a growth rate of 1.8 percent. The unemployment rate improved substantially, falling from 7.5 percent in 2014 to 6.4 percent in 2015.

During 2015, the largest job gains were observed in education and healthcare (+410 jobs), construction (+310 jobs), leisure services (+240 jobs), and wholesale and retail trade (+220 jobs). Significant losses were not observed in any sector.

Between 2010 and 2015, the Yolo County population grew at an annual average rate of 1.1 percent. Net migration was strong, with an average of 1,100 net migrants entering the county each year.

## FORECAST HIGHLIGHTS

- In 2016, total employment will rise by 1.7 percent. Job growth is expected to average 1.6 percent annually from 2016 to 2021.
- Average salaries are almost identical to the California state average, and will remain so over the next few years. In Yolo County, inflation-adjusted salaries are expected to rise by an average of 1.1 percent per year from 2016 to 2021, compared to a rate of 1.2 percent statewide.
- Between 2016 and 2021, the sectors adding the most jobs will be government, professional and business services, education and healthcare, and wholesale and retail trade. Together, these sectors will account for 77 percent of net job creation in the county.

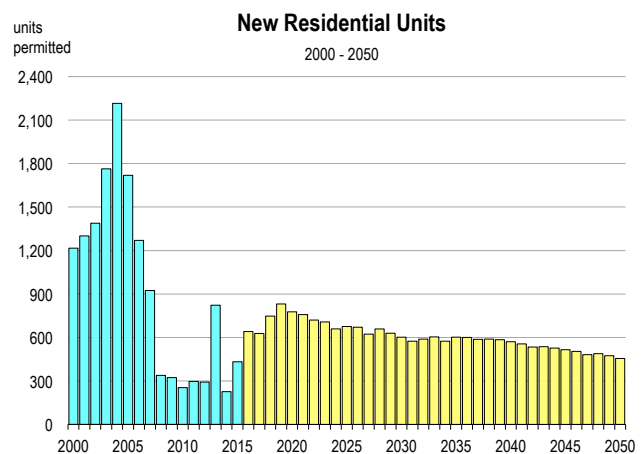
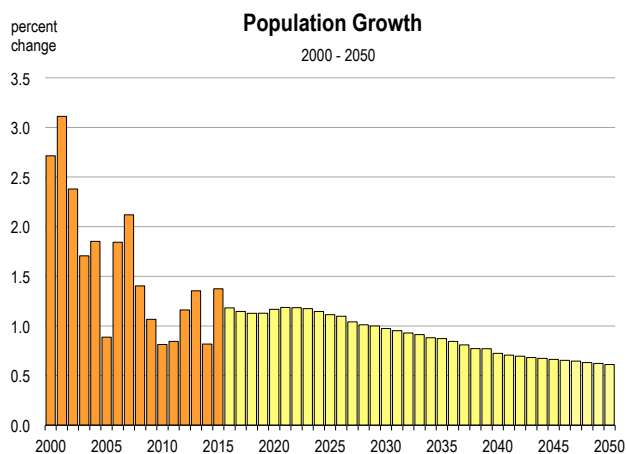


- Population growth will average 1.2 percent per year between 2016 and 2021.
- Over the forecast period, net migration is expected to be high. From 2016 to 2021, an average of 1,200 net migrants will enter the county each year.
- Real per capita income will increase by 1.2 percent in 2016. Between 2016 and 2021, real per capita income is expected to grow by an average rate of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, will increase by an average of 2.0 percent per year over the 2016-2021 period.
- Industrial production is expected to increase by 1.1 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 2.2 percent per year.

# Yolo County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

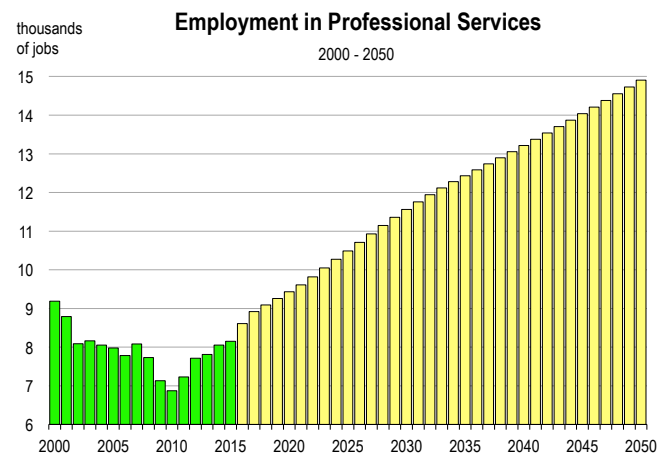
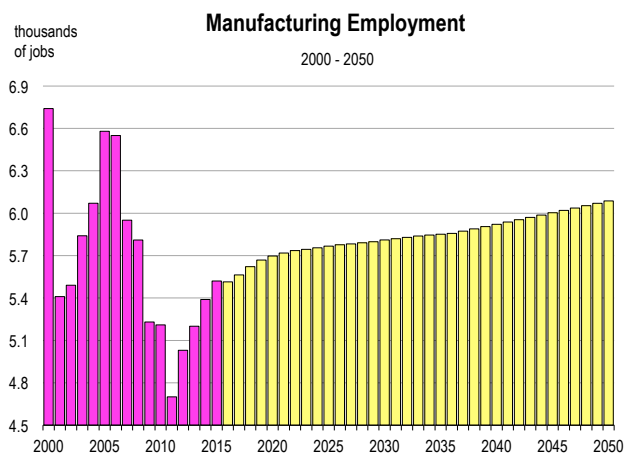
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	201,321	312	170	69.8	254	\$2.9	\$7.7	\$41,880	1.3	487.8	2.3	12.1
2011	203,019	485	167	70.0	297	\$3.2	\$8.3	\$43,648	2.7	588.5	2.2	11.8
2012	205,377	1,203	168	70.3	292	\$3.5	\$8.7	\$44,271	2.7	676.7	2.1	10.7
2013	208,160	1,560	173	70.5	822	\$3.7	\$9.1	\$44,995	2.3	745.5	2.3	9.0
2014	209,863	389	177	70.9	227	\$3.8	\$9.4	\$45,284	2.8	812.7	2.3	7.5
2015	212,747	1,700	181	71.3	433	\$4.0	\$9.8	\$46,075	2.6	849.3	2.3	6.4
2016	215,261	1,241	183	71.6	641	\$4.3	\$10.3	\$46,620	2.5	829.7	2.4	5.7
2017	217,728	1,165	186	72.2	628	\$4.5	\$10.9	\$47,213	3.6	835.6	2.4	5.4
2018	220,183	1,136	188	72.8	747	\$4.7	\$11.5	\$48,024	3.5	842.9	2.5	5.3
2019	222,667	1,148	190	73.5	831	\$4.9	\$12.1	\$48,823	2.3	846.8	2.5	5.2
2020	225,266	1,248	192	74.3	777	\$5.1	\$12.6	\$49,508	2.3	853.4	2.6	5.2
2021	227,939	1,309	194	75.1	758	\$5.3	\$13.3	\$50,256	2.3	851.7	2.6	5.2
2022	230,638	1,327	195	75.8	720	\$5.5	\$13.9	\$50,831	2.3	855.8	2.7	5.2
2023	233,346	1,331	197	76.5	707	\$5.7	\$14.5	\$51,350	2.3	856.7	2.7	5.1
2024	236,019	1,290	199	77.2	659	\$5.9	\$15.1	\$51,946	2.6	859.7	2.8	5.2
2025	238,647	1,248	200	77.8	676	\$6.2	\$15.9	\$52,461	2.8	861.8	2.8	5.1
2026	241,266	1,243	202	78.5	671	\$6.4	\$16.6	\$52,780	2.9	864.8	2.9	5.1
2027	243,778	1,141	203	79.1	623	\$6.6	\$17.3	\$53,029	2.9	867.6	2.9	5.1
2028	246,244	1,104	205	79.7	659	\$6.9	\$18.0	\$53,326	2.7	870.5	3.0	5.2
2029	248,706	1,105	206	80.4	629	\$7.2	\$18.7	\$53,598	2.5	873.4	3.1	5.2
2030	251,128	1,074	208	81.0	602	\$7.5	\$19.4	\$53,908	2.4	876.5	3.1	5.2
2031	253,520	1,045	210	81.6	574	\$7.8	\$20.1	\$54,194	2.3	879.6	3.2	5.2
2032	255,875	1,005	212	82.1	589	\$8.1	\$20.9	\$54,520	2.5	882.8	3.3	5.1
2033	258,211	982	213	82.7	604	\$8.4	\$21.7	\$55,126	2.1	886.0	3.3	5.1
2034	260,485	922	215	83.3	574	\$8.8	\$22.6	\$55,653	2.3	889.2	3.4	5.1
2035	262,758	879	218	83.8	602	\$9.2	\$23.5	\$56,161	2.4	892.5	3.5	5.1
2036	264,976	818	220	84.4	600	\$9.5	\$24.4	\$56,452	2.8	895.9	3.6	5.1
2037	267,120	790	221	85.0	587	\$9.9	\$25.4	\$56,727	2.9	899.2	3.6	5.1
2038	269,182	713	222	85.5	589	\$10.2	\$26.4	\$57,120	2.7	902.6	3.7	5.1
2039	271,256	735	223	86.1	585	\$10.6	\$27.5	\$57,442	2.9	906.1	3.8	5.1
2040	273,220	624	225	86.7	571	\$11.0	\$28.6	\$57,783	2.8	909.6	3.9	5.1
2041	275,149	585	226	87.2	556	\$11.4	\$29.7	\$58,207	2.6	913.2	4.0	5.1
2042	277,063	562	228	87.8	534	\$11.8	\$30.8	\$58,669	2.5	916.7	4.1	5.1
2043	278,952	529	230	88.3	536	\$12.1	\$32.0	\$59,174	2.4	920.3	4.2	5.1
2044	280,831	512	231	88.8	527	\$12.5	\$33.2	\$59,763	2.2	924.0	4.3	5.1
2045	282,693	491	233	89.3	516	\$12.9	\$34.4	\$60,261	2.4	927.8	4.4	5.1
2046	284,541	469	234	89.8	504	\$13.4	\$35.7	\$60,769	2.3	931.6	4.5	5.1
2047	286,378	454	236	90.3	482	\$13.8	\$37.0	\$61,165	2.6	935.4	4.6	5.1
2048	288,186	421	237	90.7	488	\$14.2	\$38.3	\$61,550	2.6	939.2	4.7	5.1
2049	289,980	412	239	91.2	474	\$14.6	\$39.6	\$61,891	2.7	943.1	4.8	5.1
2050	291,753	397	240	91.7	455	\$15.1	\$40.9	\$62,158	2.9	947.0	4.9	5.1



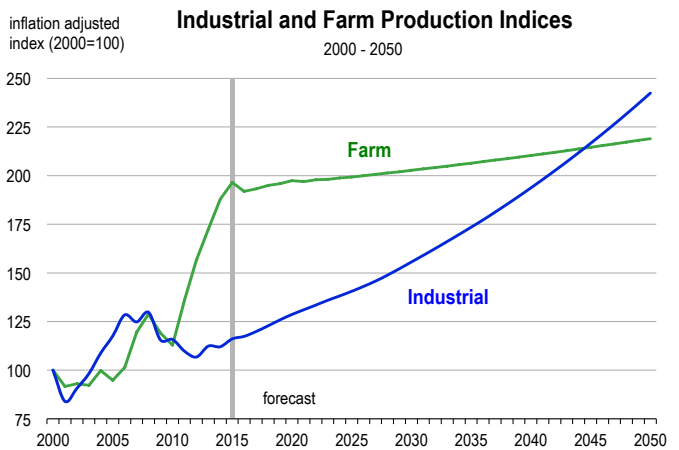
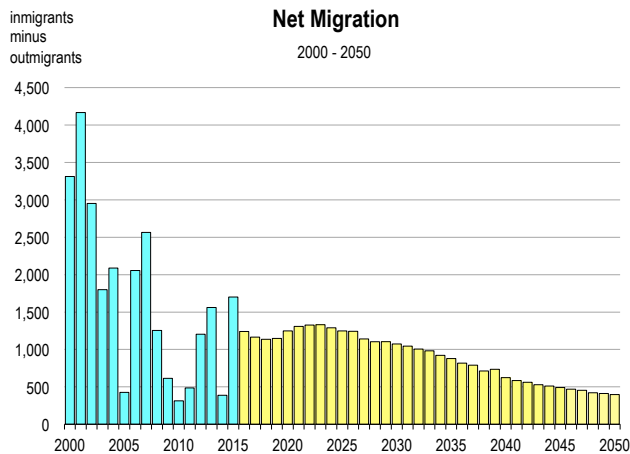
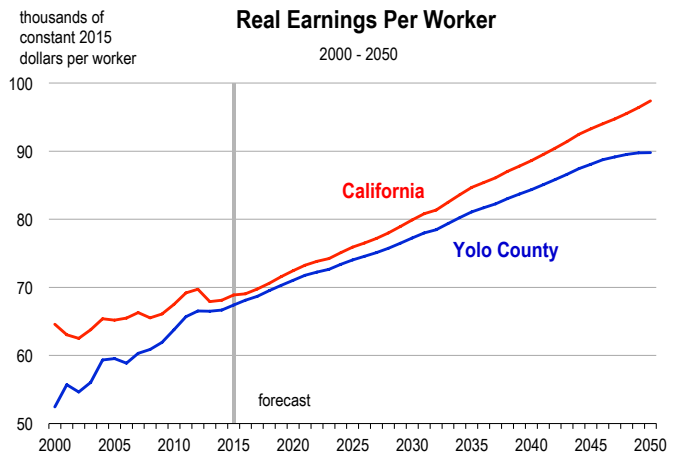
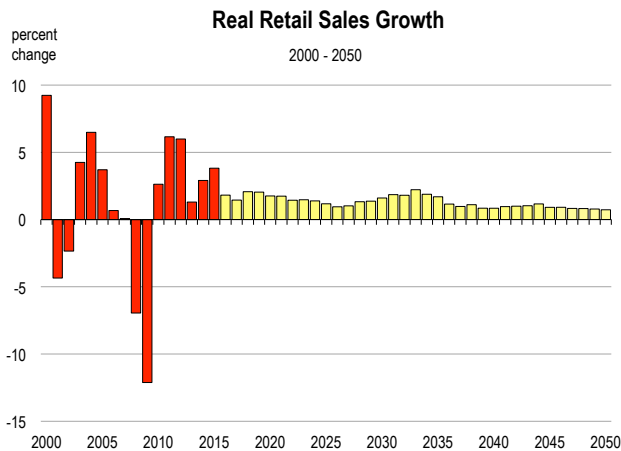
# Yolo County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	96.0	4.85	3.5	5.2	6.4	11.9	3.1	6.9	1.0	8.5	6.4	36.2
2011	95.5	5.09	3.3	4.7	6.4	12.1	2.9	7.2	1.0	8.3	6.3	36.0
2012	96.9	5.30	3.1	5.0	6.3	11.9	2.9	7.7	1.0	8.6	6.7	36.1
2013	98.6	5.36	3.0	5.2	6.4	12.5	2.9	7.8	1.1	8.9	6.8	36.4
2014	100.8	5.53	3.2	5.4	6.5	12.5	2.8	8.1	1.0	9.2	7.0	37.3
2015	102.6	5.58	3.5	5.5	6.6	12.7	3.0	8.2	1.0	9.6	7.2	37.3
2016	104.4	5.50	3.7	5.5	6.7	12.9	3.0	8.6	1.0	10.1	7.5	37.3
2017	106.1	5.52	3.9	5.6	6.7	13.1	3.0	8.9	1.1	10.4	7.7	37.8
2018	108.0	5.55	4.1	5.6	6.8	13.2	3.0	9.1	1.1	10.7	7.8	38.6
2019	109.7	5.57	4.2	5.7	6.8	13.3	3.0	9.3	1.1	10.9	7.9	39.4
2020	111.2	5.60	4.3	5.7	6.9	13.3	3.0	9.4	1.1	11.2	7.9	40.1
2021	112.8	5.59	4.4	5.7	6.9	13.4	3.0	9.6	1.1	11.4	7.9	41.0
2022	113.9	5.61	4.4	5.7	7.0	13.5	3.0	9.8	1.1	11.7	7.9	41.5
2023	115.0	5.61	4.4	5.7	7.1	13.5	3.0	10.0	1.1	12.0	7.9	41.9
2024	116.0	5.62	4.4	5.8	7.1	13.6	3.0	10.3	1.1	12.2	7.9	42.2
2025	117.0	5.63	4.4	5.8	7.2	13.6	3.0	10.5	1.2	12.4	8.0	42.6
2026	118.0	5.64	4.5	5.8	7.2	13.7	3.0	10.7	1.2	12.6	8.0	42.9
2027	119.0	5.66	4.4	5.8	7.3	13.7	3.0	10.9	1.2	12.8	8.0	43.3
2028	119.9	5.67	4.5	5.8	7.3	13.8	3.0	11.1	1.2	13.1	8.1	43.5
2029	120.5	5.68	4.4	5.8	7.4	13.8	3.0	11.4	1.2	13.3	8.1	43.5
2030	121.1	5.69	4.4	5.8	7.4	13.9	3.0	11.6	1.2	13.5	8.2	43.4
2031	121.6	5.70	4.4	5.8	7.5	13.9	3.0	11.8	1.2	13.7	8.3	43.3
2032	122.7	5.72	4.4	5.8	7.5	14.0	3.0	11.9	1.2	13.9	8.4	43.7
2033	123.8	5.73	4.4	5.8	7.6	14.1	3.0	12.1	1.2	14.1	8.5	44.2
2034	124.8	5.74	4.4	5.8	7.6	14.1	3.0	12.3	1.2	14.3	8.6	44.5
2035	125.8	5.76	4.4	5.9	7.7	14.2	3.0	12.4	1.3	14.6	8.7	44.8
2036	126.5	5.77	4.4	5.9	7.7	14.3	3.0	12.6	1.3	14.8	8.7	45.0
2037	127.3	5.78	4.4	5.9	7.7	14.3	3.0	12.7	1.3	15.0	8.8	45.1
2038	128.1	5.80	4.4	5.9	7.8	14.3	3.0	12.9	1.3	15.2	8.9	45.3
2039	128.8	5.81	4.4	5.9	7.8	14.4	3.0	13.1	1.3	15.4	9.0	45.4
2040	129.5	5.82	4.4	5.9	7.9	14.4	3.0	13.2	1.3	15.6	9.1	45.5
2041	130.3	5.84	4.4	5.9	7.9	14.5	3.0	13.4	1.3	15.9	9.2	45.6
2042	131.0	5.85	4.4	6.0	8.0	14.5	3.0	13.5	1.3	16.1	9.3	45.7
2043	131.8	5.86	4.4	6.0	8.0	14.6	3.0	13.7	1.3	16.3	9.4	45.9
2044	132.6	5.88	4.4	6.0	8.0	14.6	3.0	13.9	1.4	16.5	9.5	46.0
2045	133.4	5.89	4.4	6.0	8.1	14.7	3.0	14.0	1.4	16.7	9.6	46.2
2046	134.2	5.91	4.4	6.0	8.1	14.7	3.0	14.2	1.4	17.0	9.6	46.3
2047	135.0	5.92	4.4	6.0	8.1	14.7	3.0	14.4	1.4	17.2	9.7	46.5
2048	135.8	5.94	4.4	6.1	8.2	14.8	3.0	14.6	1.4	17.4	9.8	46.7
2049	136.6	5.95	4.4	6.1	8.2	14.8	3.0	14.7	1.4	17.6	9.9	46.8
2050	137.4	5.97	4.4	6.1	8.2	14.9	3.0	14.9	1.4	17.9	10.0	47.0







## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	9.4%
Expected job growth:	8.0%
Fastest growing jobs sector:	Construction
Expected personal income growth:	14.2%

Expected population growth:	5.9%
Net migration to account for:	47.4%
Expected growth in number of vehicles:	5.8%

### Demographics (2016)

Unemployment rate (April 2016):	5.6%
County rank* in California (58 counties):	25th
Percent of population working age:(16-64):	68.8%

Population with B.A. or higher:	38.0%
Median home selling price (2015):	\$360,000
Median household income:	\$55,466

### Quality of Life

Violent crime rate (2014):	352 per 100,000 persons
County rank* in California (58 counties):	28th
Average commute time to work (2016):	23.0 minutes

High school drop out rate (2015):	7.0%
Households at/below poverty line (2016):	9.8%

\* The county ranked 1st corresponds to the lowest rate in California

# YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley, is home to Beale Air Force Base, which employs roughly 4,000 military personnel. Yuba County has a population of 75,600 people and a total of 16,300 wage and salary jobs. The per capita income in Yuba County is \$36,028 and the average salary per worker is \$85,123.

Like other counties in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties), Yuba County is heavily dependent on the public sector. With almost 6,000 workers, government agencies account for 36 percent of total civilian wage and salary jobs.

Employment across Northern California increased by 3.4 percent in 2015, whereas employment in the Sacramento Valley increased by 2.5 percent. In Yuba County, 290 jobs were gained, representing an increase of 1.8 percent. The unemployment rate improved substantially, falling from 11.2 percent in 2014 to 9.3 percent in 2015.

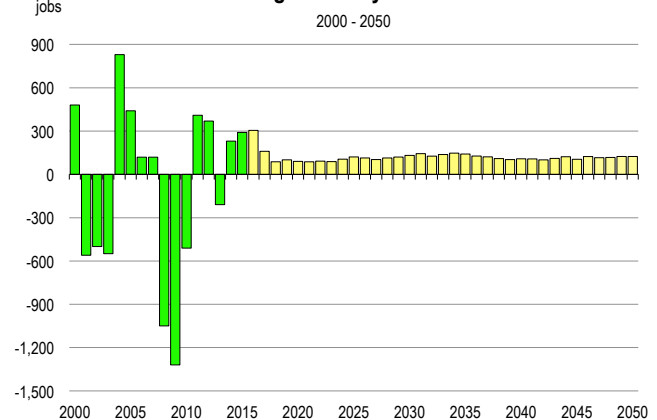
In 2015, most employment sectors were characterized by positive job growth. The largest gains were observed in education and healthcare (+220 jobs), manufacturing (+100 jobs), and government (+80 jobs). The largest declines were observed in agriculture (-150 jobs), information (-100 jobs), transportation and utilities (-70 jobs), and financial activities (-60 jobs).

Between 2010 and 2015, Yuba County's population grew at a rate of 0.9 percent per year. The natural increase (new births) was responsible for all of this increase, as net migration was virtually flat.

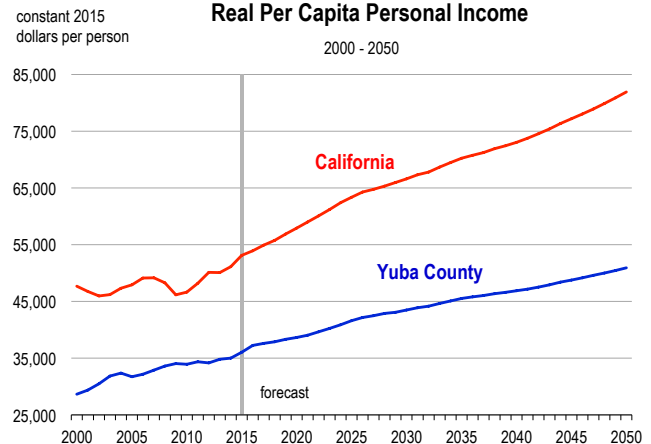
## FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 1.9 percent. Over the 2016-2021 period, growth will average 0.6 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. In Yuba County, inflation-adjusted salaries are expected to rise by average of 1.8 percent per year between 2016 and 2021.
- Employment growth will be led by education and healthcare, professional services, transportation and utilities, and government. Together, these industries are expected to account for 77 percent of net job creation between 2016 and 2021.
- Population growth will accelerate, driven by higher net migration. Over the 2016-2021 period, growth is expected to average 1.1 percent per year.
- Net migration will turn positive in 2016, and remain so over the forecast horizon. During the 2016-2021 period, an average of 140 net migrants will enter the county each year.

**Total Wage & Salary Job Creation**



**Real Per Capita Personal Income**

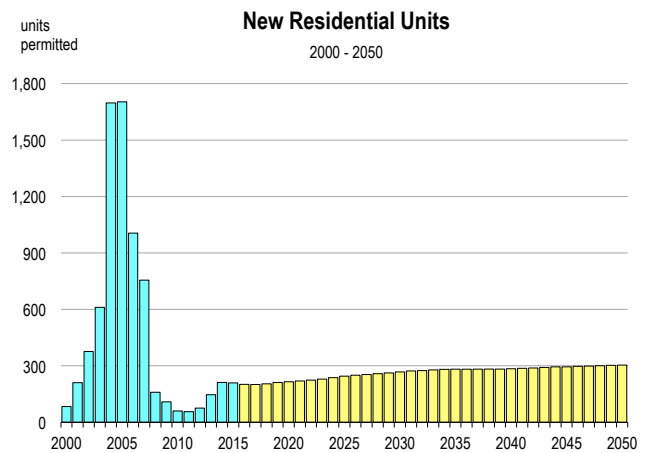
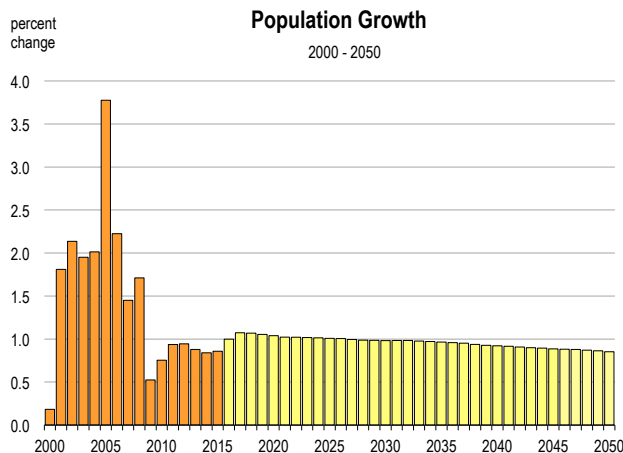


- Real per capita income is expected to rise by 3.4 percent in 2016. From 2016 to 2021, real per capita income is expected to increase by an average of 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase at an average annual rate of 0.2 percent over the next five years.
- Industrial production will increase by an average of 2.4 percent per year from 2016 to 2021. During this period, farm production is expected to increase by an average of 1.5 percent per year. The principal crops in the county are rice and walnuts.

# Yuba County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

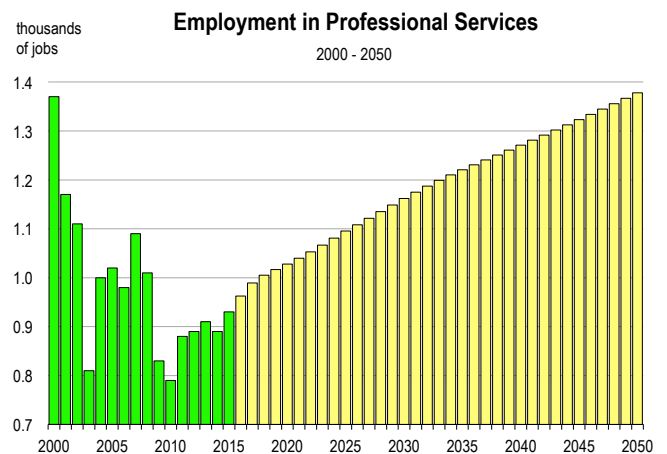
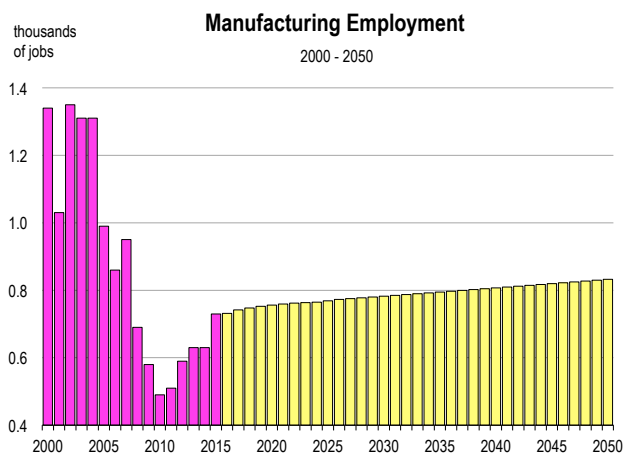
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	72,337	-173	67.0	24.3	60	\$0.43	\$2.23	\$33,927	1.3	215.0	209.8	17.8
2011	73,015	-22	66.0	24.4	57	\$0.48	\$2.34	\$34,381	2.7	228.2	200.6	17.0
2012	73,704	0	64.3	24.6	75	\$0.49	\$2.40	\$34,178	2.7	223.1	234.8	15.4
2013	74,352	0	66.4	24.8	147	\$0.50	\$2.50	\$34,787	2.3	242.7	259.9	13.2
2014	74,977	0	67.6	25.1	212	\$0.50	\$2.59	\$35,020	2.8	280.8	253.6	11.2
2015	75,621	0	69.8	25.4	209	\$0.52	\$2.72	\$36,028	2.6	290.6	267.2	9.3
2016	76,376	115	70.8	25.6	202	\$0.53	\$2.92	\$37,250	2.7	302.6	276.9	7.8
2017	77,195	168	71.7	25.8	201	\$0.55	\$3.08	\$37,620	3.4	309.7	286.0	7.4
2018	78,020	158	72.6	26.0	204	\$0.57	\$3.23	\$37,895	3.4	315.8	293.0	7.5
2019	78,843	142	73.5	26.2	211	\$0.59	\$3.40	\$38,309	3.0	320.3	300.2	7.5
2020	79,662	130	74.3	26.4	215	\$0.61	\$3.56	\$38,651	3.0	323.5	306.3	7.5
2021	80,476	118	75.2	26.6	219	\$0.62	\$3.73	\$39,064	2.9	326.7	312.4	7.4
2022	81,298	121	76.1	26.8	224	\$0.64	\$3.93	\$39,633	2.9	327.9	318.5	7.4
2023	82,126	124	77.1	27.0	229	\$0.66	\$4.14	\$40,233	2.8	329.2	324.7	7.3
2024	82,958	128	78.0	27.2	237	\$0.68	\$4.35	\$40,882	2.6	330.0	330.0	7.1
2025	83,795	132	78.9	27.4	245	\$0.70	\$4.57	\$41,592	2.5	330.7	336.2	7.0
2026	84,637	138	79.9	27.7	250	\$0.72	\$4.79	\$42,145	2.5	331.1	343.0	6.8
2027	85,480	135	80.7	27.9	254	\$0.74	\$5.00	\$42,468	2.9	331.4	350.6	6.8
2028	86,324	135	81.6	28.1	258	\$0.76	\$5.23	\$42,904	2.7	331.6	359.4	6.8
2029	87,174	141	82.5	28.4	262	\$0.78	\$5.43	\$43,095	2.5	331.8	369.1	6.8
2030	88,030	144	83.4	28.6	268	\$0.80	\$5.65	\$43,465	2.4	331.9	379.1	6.8
2031	88,895	150	84.3	28.9	273	\$0.83	\$5.88	\$43,872	2.3	332.0	389.4	6.8
2032	89,770	151	85.2	29.1	275	\$0.85	\$6.11	\$44,145	2.5	332.1	400.1	6.8
2033	90,647	146	86.1	29.4	278	\$0.88	\$6.36	\$44,641	2.1	332.1	411.2	6.7
2034	91,527	142	87.1	29.7	281	\$0.91	\$6.62	\$45,101	2.3	332.2	422.5	6.7
2035	92,410	141	88.0	29.9	282	\$0.94	\$6.90	\$45,542	2.4	332.2	434.2	6.7
2036	93,296	139	88.9	30.2	282	\$0.96	\$7.19	\$45,806	2.8	332.3	446.2	6.7
2037	94,184	141	89.8	30.4	282	\$0.99	\$7.49	\$46,043	2.9	332.3	458.6	6.7
2038	95,068	137	90.7	30.7	283	\$1.01	\$7.81	\$46,359	2.7	332.3	471.4	6.7
2039	95,949	138	91.6	31.0	283	\$1.04	\$8.13	\$46,597	2.9	332.3	484.5	6.7
2040	96,833	143	92.5	31.2	285	\$1.07	\$8.47	\$46,864	2.8	332.4	498.1	6.7
2041	97,720	150	93.4	31.5	287	\$1.09	\$8.81	\$47,169	2.6	332.4	512.0	6.7
2042	98,607	153	94.3	31.8	289	\$1.12	\$9.16	\$47,514	2.5	332.4	526.4	6.7
2043	99,494	155	95.2	32.0	291	\$1.14	\$9.53	\$47,909	2.4	332.4	541.2	6.6
2044	100,384	159	96.1	32.3	295	\$1.17	\$9.90	\$48,397	2.2	332.5	556.4	6.6
2045	101,273	160	97.1	32.6	295	\$1.20	\$10.29	\$48,771	2.4	332.5	572.1	6.6
2046	102,166	166	98.0	32.9	298	\$1.22	\$10.69	\$49,182	2.3	332.5	588.3	6.6
2047	103,064	173	98.9	33.2	299	\$1.25	\$11.10	\$49,614	2.3	332.5	604.9	6.6
2048	103,962	177	99.8	33.4	301	\$1.28	\$11.53	\$50,015	2.3	332.6	622.1	6.6
2049	104,859	180	100.8	33.7	303	\$1.31	\$11.98	\$50,460	2.3	332.6	639.7	6.6
2050	105,753	181	101.7	34.0	304	\$1.34	\$12.45	\$50,936	2.3	332.6	657.9	6.6

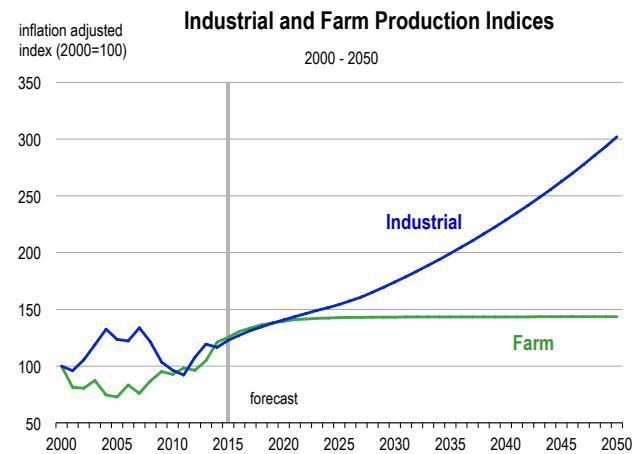
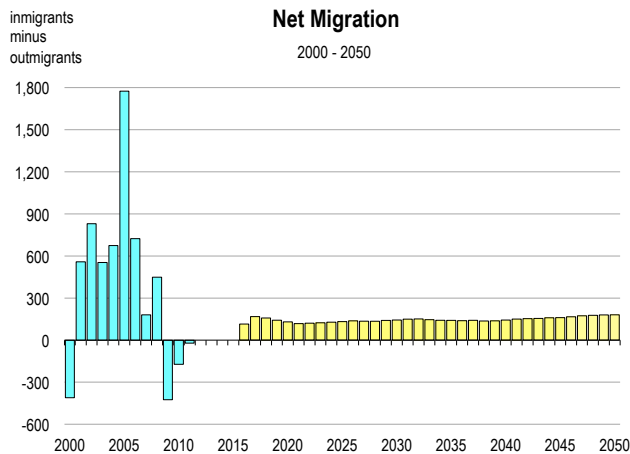
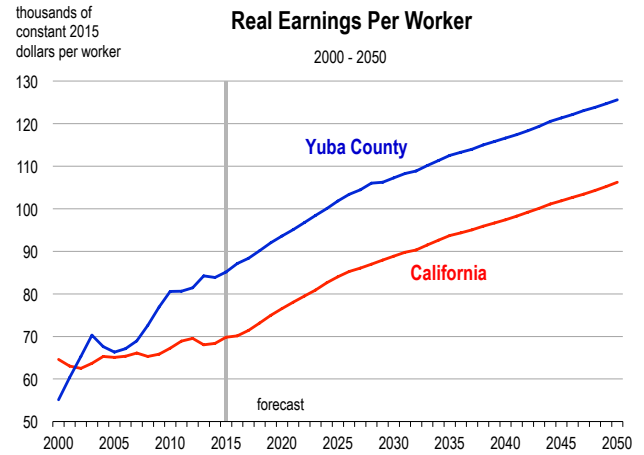
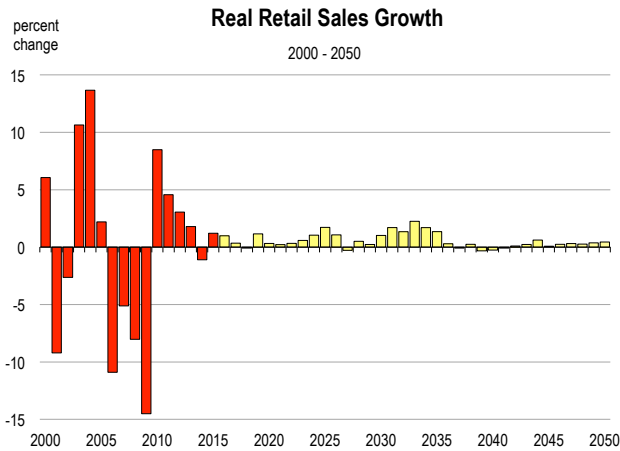


# Yuba County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	15.23	0.91	0.69	0.49	0.57	1.44	0.29	0.79	0.20	2.65	1.14	5.74
2011	15.64	0.96	0.68	0.51	0.55	1.38	0.30	0.88	0.20	2.67	1.22	5.96
2012	16.01	0.94	0.70	0.59	0.64	1.46	0.29	0.89	0.20	2.76	1.26	5.92
2013	15.80	0.88	0.61	0.63	0.69	1.45	0.31	0.91	0.20	2.76	1.40	5.66
2014	16.03	0.77	0.71	0.63	0.68	1.56	0.28	0.89	0.20	2.81	1.37	5.78
2015	16.32	0.62	0.77	0.73	0.61	1.61	0.22	0.93	0.10	3.03	1.44	5.86
2016	16.62	0.63	0.78	0.73	0.64	1.62	0.23	0.96	0.17	3.08	1.44	5.91
2017	16.78	0.61	0.79	0.74	0.67	1.63	0.24	0.99	0.18	3.14	1.45	5.93
2018	16.87	0.59	0.80	0.75	0.68	1.63	0.25	1.01	0.18	3.18	1.45	5.94
2019	16.97	0.58	0.80	0.75	0.69	1.65	0.25	1.02	0.18	3.22	1.46	5.94
2020	17.06	0.57	0.81	0.76	0.70	1.65	0.26	1.03	0.18	3.26	1.46	5.95
2021	17.15	0.57	0.81	0.76	0.71	1.65	0.26	1.04	0.18	3.30	1.47	5.95
2022	17.24	0.57	0.82	0.76	0.71	1.66	0.26	1.05	0.18	3.35	1.48	5.95
2023	17.33	0.57	0.82	0.76	0.71	1.67	0.26	1.07	0.18	3.40	1.48	5.95
2024	17.44	0.57	0.82	0.76	0.72	1.68	0.26	1.08	0.18	3.45	1.49	5.95
2025	17.56	0.57	0.83	0.77	0.72	1.69	0.27	1.10	0.18	3.51	1.49	5.95
2026	17.67	0.57	0.84	0.77	0.72	1.71	0.27	1.11	0.19	3.55	1.50	5.96
2027	17.77	0.57	0.84	0.78	0.73	1.71	0.27	1.12	0.19	3.61	1.50	5.97
2028	17.89	0.57	0.85	0.78	0.74	1.72	0.27	1.14	0.19	3.66	1.50	5.98
2029	18.01	0.57	0.86	0.78	0.75	1.73	0.27	1.15	0.19	3.71	1.50	5.99
2030	18.14	0.57	0.87	0.78	0.76	1.74	0.27	1.16	0.19	3.77	1.51	6.00
2031	18.28	0.58	0.88	0.78	0.77	1.77	0.27	1.17	0.19	3.83	1.51	6.01
2032	18.41	0.58	0.88	0.79	0.79	1.78	0.27	1.19	0.19	3.88	1.51	6.02
2033	18.55	0.58	0.89	0.79	0.80	1.80	0.27	1.20	0.19	3.94	1.52	6.04
2034	18.69	0.58	0.90	0.79	0.81	1.82	0.27	1.21	0.19	3.99	1.52	6.06
2035	18.83	0.58	0.91	0.79	0.83	1.84	0.27	1.22	0.19	4.05	1.53	6.07
2036	18.96	0.58	0.92	0.80	0.84	1.86	0.27	1.23	0.19	4.10	1.53	6.09
2037	19.08	0.58	0.93	0.80	0.85	1.87	0.27	1.24	0.19	4.16	1.53	6.09
2038	19.19	0.58	0.93	0.80	0.87	1.87	0.27	1.25	0.19	4.21	1.53	6.10
2039	19.29	0.58	0.93	0.80	0.88	1.87	0.27	1.26	0.19	4.27	1.54	6.11
2040	19.40	0.58	0.94	0.81	0.90	1.87	0.27	1.27	0.19	4.33	1.54	6.11
2041	19.51	0.59	0.94	0.81	0.91	1.87	0.27	1.28	0.19	4.38	1.54	6.12
2042	19.61	0.59	0.93	0.81	0.93	1.87	0.27	1.29	0.19	4.44	1.55	6.13
2043	19.72	0.59	0.93	0.81	0.94	1.87	0.27	1.30	0.19	4.50	1.55	6.14
2044	19.84	0.59	0.94	0.82	0.96	1.88	0.27	1.31	0.19	4.55	1.56	6.16
2045	19.95	0.59	0.93	0.82	0.98	1.87	0.27	1.32	0.19	4.61	1.56	6.18
2046	20.07	0.59	0.93	0.82	0.99	1.88	0.27	1.33	0.19	4.67	1.57	6.19
2047	20.19	0.59	0.93	0.82	1.01	1.87	0.27	1.34	0.19	4.73	1.57	6.21
2048	20.30	0.59	0.93	0.83	1.03	1.87	0.27	1.36	0.19	4.79	1.58	6.23
2049	20.43	0.59	0.93	0.83	1.04	1.88	0.27	1.37	0.19	4.85	1.58	6.25
2050	20.55	0.59	0.93	0.83	1.06	1.88	0.27	1.38	0.19	4.91	1.59	6.27





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	2.0%
Expected job growth:	3.8%
Fastest growing jobs sector:	Financial Activities
Expected personal income growth:	10.5%

Expected population growth:	5.4%
Net migration to account for:	17.5%
Expected growth in number of vehicles:	6.2%

### Demographics (2016)

Unemployment rate (April 2016):	8.6%
County rank* in California (58 counties):	47th
Working age (16-64) population:	62.9%

Population with B.A. degree or higher:	14.7%
Median home selling price (2015):	\$218,000
Median household income:	\$44,207

### Quality of Life

Violent crime rate (2014):	393 per 100,000 persons
County rank* in California (58 counties):	33rd
Average commute time to work (2016):	33.0 minutes

High School drop out rate (2015):	16.0%
Households at/below poverty line (2016):	17.1%

\* The county ranked 1st corresponds to the lowest rate in California

# CALIFORNIA ECONOMIC FORECAST

In 2015, the state's official population was 38.7 million people, and total wage and salary employment stood at just under 16.5 million jobs. California accounts for 12.0 percent of the U.S. population and 11.6 percent of the nation's non-farm wage and salary employment. The per capita income in California is \$53,224 and the average salary per worker is \$70,022.

In 2015, a total of 420,000 wage and salary jobs were gained in California, representing an increase of 2.6 percent. Job growth was observed at 3.8 percent in the Bay Area, 3.1 percent in the Central Valley, 2.5 percent in the Sacramento Valley, and 2.6 percent in Southern California. Growth was significantly slower in the far northern portion of the state, as well as the Eastern Sierra region, averaging 1.6 percent.

The statewide unemployment rate improved substantially, falling from 7.5 percent in 2014 to 6.2 percent in 2015.

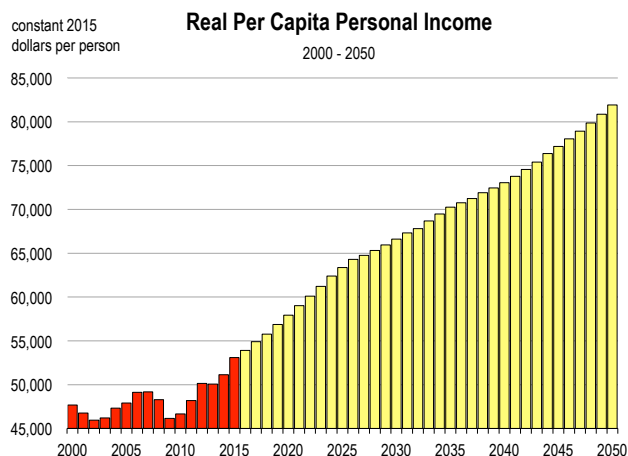
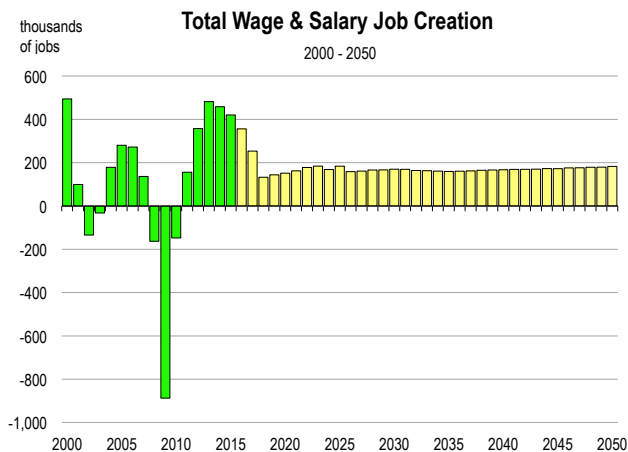
Most major employment sectors created jobs in 2015. The largest increases were observed in leisure and hospitality (+73,000 jobs), professional and business services (61,000 jobs), construction (+53,000 jobs), and wholesale and retail trade (+49,000 jobs). The only major sector with job losses was mining and natural resources (-3,000 jobs).

Between 2010 and 2015, the state population grew at an annual average rate of 0.7 percent. Growth was observed in 42 counties, while declines were observed in 14 counties, and two counties had virtually no change. The fastest growing county was Santa Clara, which increased at an average rate of 1.4 percent per year, while the county with most rapid decline was Lassen, which fell by 2.5 percent per year.

Over the 2009-2014 period, the majority of all statewide population growth was the result of the natural increase (new births), which added almost 256,000 new residents each year. Over the same time frame, overall net migration was positive, but low, as the state gained an average of 21,100 residents per year through the migratory process.

## FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 2.2 percent. Between 2016 and 2021, growth will average 1.0 percent per year.
- Average salaries, adjusted for inflation, are expected to increase by 2.1 percent per year during the 2016-2021 period.
- Between 2016 and 2021, job creation will be spread across a broad range of industries. The largest gains will occur in professional and business services (+200,100 jobs), education and healthcare (+156,000 jobs), leisure and hospitality (+130,300 jobs), wholesale and retail trade (+74,300 jobs), and government (+60,300 jobs). Together, these sectors will account for 74 percent of net job creation in the state.
- Between 2016 and 2021, job losses will be observed in agriculture (-11,200 jobs).

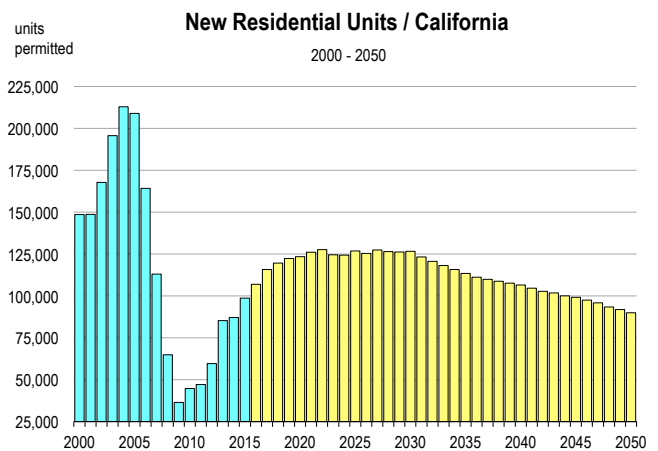
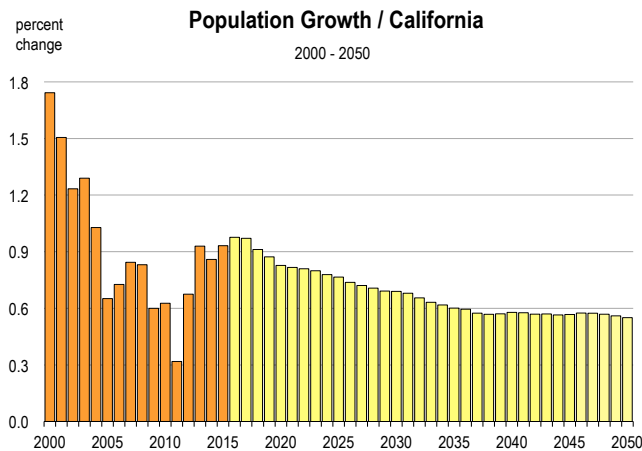


- The population growth rate will decelerate moderately over the medium term, averaging 0.9 percent per year from 2016 to 2021.
- Net migration is expected to be positive over the forecast period. In 2016, approximately 119,200 net migrants will enter the state. Over the following five years, an average of 89,700 net migrants will enter each year, accounting for 26 percent of total population growth.
- Real per capita income is projected to increase by 1.2 percent in 2016. Between 2016 and 2021, real per capita income is expected to rise by an average of 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to grow by 1.6 percent in 2016. From 2016 to 2021, real taxable sales will increase at an average annual rate of 1.0 percent per year.
- Industrial production is expected to increase by 1.5 percent in 2016. Between 2016 and 2021, the growth rate of industrial production will average 2.0 percent per year. Total crop production, adjusted for inflation, is expected to rise by an average of 0.1 percent per year between 2016 and 2021.

# California Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

	Population (millions)	Net Migration (thousands)	Registered Vehicles (millions)	Households (millions)	New Homes Permitted (thousands)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	37.31	-55.4	31.9	12.6	44.8	\$477.3	\$1,583.4	\$46,688	1.3	41.7	344.6	12.2
2011	37.43	-153.4	31.7	12.6	47.1	\$520.6	\$1,691.0	\$48,419	2.7	46.4	341.9	11.7
2012	37.68	-5.4	31.8	12.7	59.6	\$558.4	\$1,812.3	\$50,415	2.7	46.4	352.4	10.4
2013	38.03	98.2	32.8	12.7	85.3	\$586.8	\$1,849.5	\$50,248	2.3	47.9	359.6	9.0
2014	38.36	70.7	33.4	12.8	87.2	\$612.7	\$1,939.5	\$51,303	2.8	54.8	361.7	7.5
2015	38.71	95.3	34.2	12.9	98.7	\$631.7	\$2,060.5	\$53,224	2.6	55.1	374.7	6.2
2016	39.09	119.2	34.4	13.0	107.0	\$658.1	\$2,158.5	\$53,846	2.7	53.9	380.5	5.2
2017	39.47	119.8	34.6	13.1	115.8	\$687.2	\$2,291.3	\$54,817	3.4	53.5	388.8	4.9
2018	39.83	99.4	34.7	13.2	119.6	\$715.5	\$2,425.5	\$55,704	3.4	53.4	397.3	5.0
2019	40.18	86.6	35.0	13.3	122.4	\$744.7	\$2,567.3	\$56,820	3.0	53.5	405.6	5.0
2020	40.51	71.9	35.3	13.4	123.5	\$773.7	\$2,710.9	\$57,894	3.0	53.6	412.8	5.1
2021	40.84	70.8	35.6	13.5	126.1	\$802.9	\$2,861.7	\$58,990	2.9	54.1	420.3	5.0
2022	41.17	71.2	35.9	13.6	127.7	\$831.6	\$3,016.8	\$60,067	2.9	54.2	427.9	5.0
2023	41.50	70.6	36.2	13.8	124.6	\$861.2	\$3,178.0	\$61,171	2.8	54.4	435.6	4.9
2024	41.83	65.7	36.6	13.9	124.4	\$892.2	\$3,344.0	\$62,341	2.6	54.6	442.1	4.8
2025	42.15	63.8	36.9	14.0	126.9	\$926.2	\$3,502.0	\$63,321	2.5	54.8	449.5	4.7
2026	42.46	55.5	37.2	14.1	125.4	\$959.4	\$3,662.4	\$64,284	2.5	55.0	458.1	4.6
2027	42.76	52.9	37.6	14.2	127.5	\$992.5	\$3,819.9	\$64,819	2.9	55.2	468.2	4.6
2028	43.07	51.8	37.9	14.3	126.5	\$1,026.7	\$3,982.1	\$65,460	2.7	55.4	479.5	4.6
2029	43.36	50.0	38.3	14.5	126.3	\$1,061.3	\$4,145.8	\$66,162	2.5	55.6	491.6	4.6
2030	43.66	54.1	38.7	14.6	126.7	\$1,098.8	\$4,312.9	\$66,885	2.4	55.8	503.9	4.6
2031	43.96	54.5	39.0	14.7	123.3	\$1,140.6	\$4,483.5	\$67,642	2.3	56.1	516.6	4.6
2032	44.25	48.2	39.3	14.8	120.7	\$1,186.2	\$4,653.5	\$68,180	2.5	56.3	529.7	4.6
2033	44.53	42.3	39.6	14.9	118.2	\$1,231.9	\$4,837.1	\$69,111	2.1	56.5	543.1	4.6
2034	44.80	40.8	39.9	15.0	115.8	\$1,278.9	\$5,030.1	\$69,959	2.3	56.7	556.8	4.6
2035	45.07	37.8	40.3	15.1	113.5	\$1,325.9	\$5,233.2	\$70,792	2.4	57.0	570.9	4.6
2036	45.34	39.3	40.7	15.3	111.2	\$1,373.8	\$5,442.8	\$71,337	2.8	57.2	585.4	4.6
2037	45.60	33.9	41.0	15.4	109.9	\$1,421.1	\$5,663.9	\$71,871	2.9	57.4	600.2	4.6
2038	45.86	34.8	41.4	15.5	108.8	\$1,467.4	\$5,896.4	\$72,585	2.7	57.7	615.5	4.6
2039	46.12	39.5	41.7	15.6	107.7	\$1,514.6	\$6,139.0	\$73,167	2.9	57.9	631.2	4.6
2040	46.39	46.6	42.1	15.7	106.6	\$1,561.2	\$6,388.6	\$73,785	2.8	58.1	647.3	4.5
2041	46.65	49.3	42.4	15.8	104.7	\$1,607.3	\$6,645.6	\$74,524	2.6	58.4	663.8	4.5
2042	46.92	49.4	42.8	15.9	102.8	\$1,653.4	\$6,909.6	\$75,314	2.5	58.6	680.8	4.5
2043	47.19	53.4	43.1	16.0	101.8	\$1,699.6	\$7,180.8	\$76,150	2.4	58.9	698.2	4.5
2044	47.45	54.4	43.5	16.1	100.1	\$1,745.3	\$7,459.3	\$77,117	2.2	59.1	716.1	4.5
2045	47.72	59.0	43.9	16.2	99.2	\$1,792.3	\$7,745.1	\$77,907	2.4	59.4	734.4	4.5
2046	48.00	66.0	44.2	16.2	97.5	\$1,839.5	\$8,038.1	\$78,739	2.3	59.7	753.3	4.5
2047	48.27	68.7	44.6	16.3	95.9	\$1,888.1	\$8,341.1	\$79,569	2.3	59.9	772.7	4.5
2048	48.55	69.2	45.0	16.4	93.4	\$1,938.0	\$8,660.0	\$80,455	2.3	60.2	792.6	4.5
2049	48.82	68.0	45.3	16.5	91.9	\$1,989.2	\$8,995.5	\$81,397	2.3	60.5	813.0	4.5
2050	49.09	66.3	45.7	16.6	90.0	\$2,041.8	\$9,348.8	\$82,400	2.3	60.7	834.0	4.5

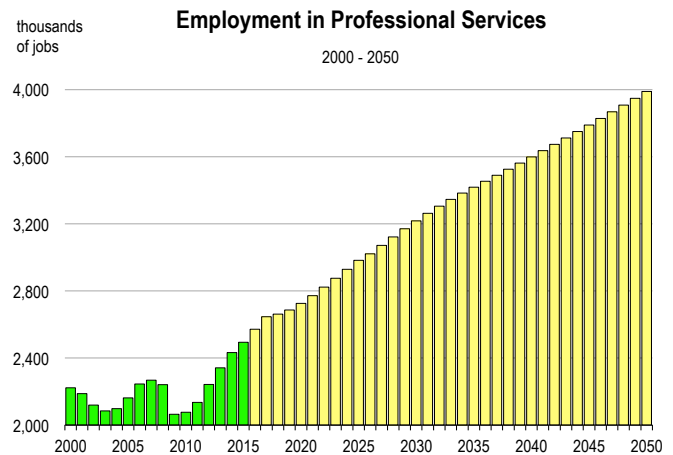
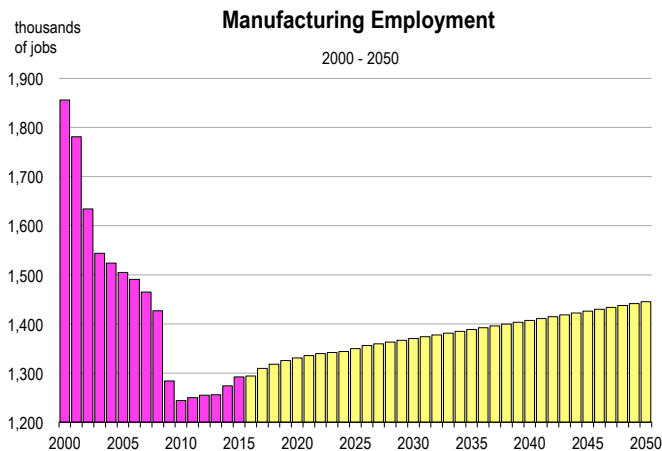




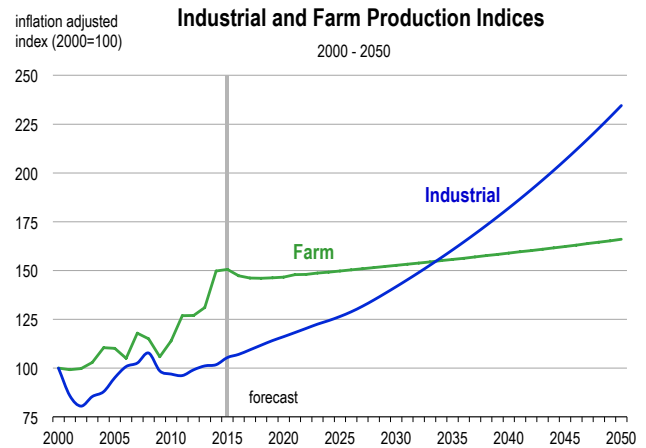
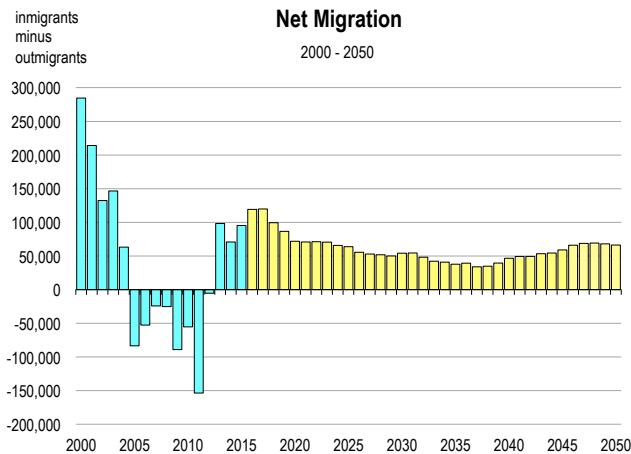
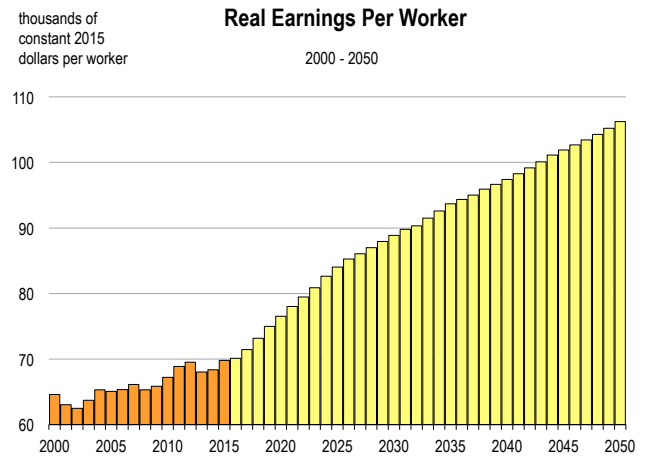
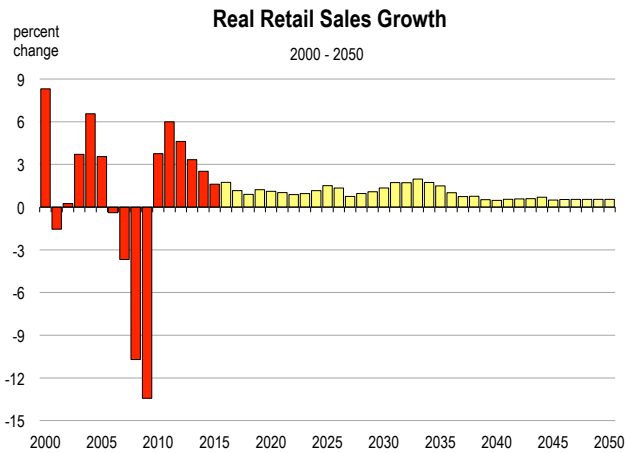
# California Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	14,599	383	560	1,244	466	2,162	760	2,077	429	2,056	1,502	2,448
2011	14,755	389	561	1,250	474	2,205	762	2,135	431	2,084	1,536	2,405
2012	15,113	400	590	1,255	487	2,247	773	2,242	435	2,172	1,599	2,377
2013	15,595	412	637	1,256	503	2,290	783	2,341	449	2,325	1,676	2,375
2014	16,054	416	674	1,274	522	2,339	784	2,433	458	2,414	1,757	2,411
2015	16,474	423	727	1,292	554	2,384	797	2,494	483	2,456	1,830	2,459
2016	16,830	429	745	1,294	569	2,430	809	2,572	496	2,518	1,892	2,495
2017	17,084	425	756	1,310	578	2,460	819	2,646	506	2,556	1,925	2,511
2018	17,216	420	763	1,318	587	2,476	828	2,662	513	2,584	1,945	2,520
2019	17,360	418	771	1,325	595	2,488	837	2,686	520	2,614	1,967	2,531
2020	17,512	418	776	1,331	599	2,497	845	2,726	527	2,644	1,993	2,542
2021	17,674	418	783	1,336	601	2,505	852	2,772	533	2,674	2,022	2,555
2022	17,852	418	792	1,340	603	2,513	862	2,823	539	2,705	2,052	2,570
2023	18,036	418	802	1,342	605	2,521	873	2,876	544	2,740	2,082	2,587
2024	18,204	418	806	1,344	608	2,528	886	2,929	552	2,776	2,099	2,602
2025	18,388	419	813	1,350	610	2,537	898	2,983	560	2,814	2,110	2,631
2026	18,547	419	821	1,356	612	2,545	910	3,021	569	2,847	2,122	2,653
2027	18,708	419	825	1,360	623	2,554	922	3,072	574	2,884	2,131	2,661
2028	18,874	419	832	1,363	635	2,563	934	3,122	579	2,921	2,141	2,670
2029	19,041	420	835	1,367	646	2,572	946	3,171	585	2,958	2,156	2,679
2030	19,211	420	841	1,370	658	2,581	957	3,218	591	2,997	2,173	2,687
2031	19,380	420	846	1,374	669	2,590	969	3,263	596	3,035	2,191	2,696
2032	19,544	421	848	1,378	681	2,599	980	3,306	602	3,074	2,209	2,705
2033	19,707	421	850	1,381	694	2,608	991	3,346	608	3,112	2,226	2,714
2034	19,868	421	853	1,385	706	2,617	1,002	3,384	614	3,151	2,244	2,723
2035	20,028	421	857	1,389	719	2,626	1,014	3,419	619	3,189	2,262	2,731
2036	20,188	422	860	1,392	732	2,635	1,025	3,454	625	3,227	2,280	2,740
2037	20,350	422	863	1,396	745	2,644	1,036	3,490	631	3,267	2,299	2,749
2038	20,515	422	868	1,400	758	2,654	1,047	3,526	637	3,305	2,317	2,758
2039	20,682	422	873	1,403	772	2,663	1,059	3,563	643	3,344	2,335	2,767
2040	20,849	423	878	1,407	786	2,672	1,070	3,599	650	3,382	2,354	2,776
2041	21,018	423	884	1,411	800	2,681	1,081	3,637	656	3,421	2,373	2,785
2042	21,187	423	888	1,415	814	2,691	1,092	3,674	662	3,460	2,392	2,794
2043	21,357	423	893	1,418	829	2,700	1,104	3,712	668	3,499	2,411	2,803
2044	21,530	424	898	1,422	843	2,710	1,115	3,751	675	3,538	2,431	2,813
2045	21,702	424	902	1,426	859	2,719	1,126	3,790	681	3,577	2,450	2,822
2046	21,878	424	908	1,430	874	2,729	1,138	3,829	688	3,616	2,470	2,831
2047	22,055	425	911	1,434	890	2,738	1,149	3,868	694	3,656	2,489	2,840
2048	22,234	425	916	1,438	906	2,748	1,161	3,908	701	3,697	2,509	2,850
2049	22,413	425	919	1,441	922	2,757	1,173	3,949	708	3,738	2,530	2,859
2050	22,596	425	923	1,445	938	2,767	1,185	3,990	714	3,779	2,550	2,868







## State Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	5.5%
Expected job growth:	5.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	14.5%

Expected population growth:	3.8%
Net migration to account for:	25.6%
Expected growth in number of vehicles:	3.4%

### Demographics (2016)

Unemployment rate (April 2016):	4.7%
County rank* in California (58 counties):	N/A
Working age (16-64) population:	65.8%

Population with B.A. degree or higher:	30.9%
Median home selling price (2015):	475,200
Median household income:	\$63,566

### Quality of Life

Violent crime rate (2014):	396 per 100,000 persons
County rank* in California (58 counties):	N/A
Average commute time to work (2016):	30.0 minutes

High School drop out rate (2015):	10.6%
Households at/below poverty line (2016):	12.6%

\* The county ranked 1st corresponds to the lowest rate in California

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